

# **Findon Neighbourhood Development Plan**

**Update 1**

**2019-2035**

**July 2019 Submission Version**

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## **PART TWO Background and Retained Policies from the 2016 made FNDP**

## **PART THREE Retained Community Aspirations from the 2016 made FNDP Community Aspirations**

## FOREWARD

*Our Neighbourhood Plan was formally ‘made’ in 2016 while the new Local Plan being prepared by the SDNPA was still emerging.*

*At that time our Neighbourhood Plan did not take up the opportunity to allocate housing sites to meet the housing provision for Findon, which had not been finalised in the emerging Local Plan, nor include an extension to the settlement boundary.*

*Although the Parish Council and the community were aware in 2016 that the SDNPA would therefore, as the local planning authority, need to allocate housing sites in Findon, it was not fully appreciated that the consultation process for selecting housing allocations through the Local Plan process does not need to engage with the local community in anything like the same way that it would have to if the housing allocations emerged from a Neighbourhood Plan consultation process.*

*When the SDNPA brought forward two housing site allocations for Findon and the associated extension of the settlement boundary in the Pre Submission version of the Local Plan in early 2017, the community and parish councillors were surprised and disappointed that there had been no meaningful consultation on the selection of the two sites, particularly as they were at highly visible locations on the upper slopes of open downland.*

*These locations are particularly landscape sensitive in the predominantly ‘hidden’ character of Findon within the landscape and are also of important local historic, cultural and heritage value to our community, defining Findon’s unique downland race horse training and sheep walk/fair traditions that are still alive today.*

*Although Findon Parish Council and the community clearly made known their concerns about these two housing site allocations through representations to the SDNPA during the Pre Submission Local Plan consultation, the community felt that an updated version of the Neighbourhood Plan, to include housing site allocations, should be prepared and be at a well advanced stage before the Local Plan Inspection process concludes and the new Local Plan is formally ‘adopted’ by the SDNPA.*

*The Working Group have consulted extensively with the community on their preferences for the location of new housing in Findon to meet the housing provision in the 2018 Submission Local Plan and received many comments and representations to inform and enable the updated Neighbourhood Plan to reach its Submission stage.*

*At the same time, the Working Group have taken the opportunity to review the ‘made’ Neighbourhood Plan which has resulted in the introduction of a clarification to the descriptive text to one of the local green spaces, in response to landowner representations and in the reintroduction of an amended Local Gap between Findon and Findon Valley as a new policy, in the updated Neighbourhood Plan. The Examiner of the first Neighbourhood Plan had recommended that the former Arun DC Local*

*Gap policy could not be retained in the Neighbourhood Plan until housing sites had been allocated to meet the housing provision for Findon.*

*The Working Group have set out a positive, creative plan to deliver more genuinely affordable and sustainable new housing at sites where there will be little or no harm to the sensitive landscape setting and cultural heritage of Findon and which have the support of a very significant majority of the community. It may well be that over the period of the Neighbourhood Plan which runs until 2035, further updates may be needed and therefore this one will be known as FNP Update 1.*

*The aims, core objectives and almost all the policies from the 2016 ‘made’ Neighbourhood Plan are retained in FNP Update 1.*

*For clarity and ease of navigation **Findon Neighbourhood Plan Update 1 (2019 - 2035)** has been arranged in three parts.*

**Part One:** ***Introduction and Background, Policy Context, Changes, Community Views, Vision and Objectives in FNP Update 1.***

**New and Amended Policies:**

*(Housing Site Allocations, Masterplan, Gaps Between Settlements, Extension of Settlement Boundary)*

*Clarification of Local Green Spaces, location 8.*

**Part Two:** ***Background and Retained Policies from the 2016 made FNP.***

**Part Three:** ***Retained Community Aspirations from the 2016 FNP Community Aspirations.***

## LIST OF POLICIES AND MAPS

New and amended policies and maps included in the Findon Neighbourhood Development Plan (Update 1) 2019 - 2035

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BT1	Support for business
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- BT5 Car parking
- BT6 Shopfront and business signage
- BT7 Improving signage
- BT8 Sustainable recreational and tourism activities
- BT9 Communications structure
- BT10 Home working
- BT11 Redundant agricultural and rural buildings
- GA1 Sustainable transport
- GA2 Footpath and cycle network
- GA3 Parking and new development
- GA4 A24 improvements
- GA5 Traffic management
- CFW1 Independent living
- CFW2 Medical facilities
- CFW3 Recreation facilities
- CFW4 Provision of allotments
- CFW5 Assets of community value
- CFW6 Local green space
- CFW7 Local open space
- CFW8 'Unlit village' status
- ES1\* **Gaps between settlements** (amended in FNP (Update 1))
- ES2 Surface water management
- ES3 Protection of trees and hedgerows
- ES4 Renewable Energy

ES5	Buildings or structures of special character
ES6	Conservation Areas and areas of special character
ES7	Flint walls
HD1*	<a href="#">Spatial Plan</a> (amended in FNDP (update 1))
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HD3	Live/work units
HD4	Self build houses
HD5	Alterations and roof extensions
HD6*	Edge of boundary houses and paddocks
HD7	Design of development
HD8	Outdoor space
GA4*	A24 Improvements
GA5*	Traffic Management
Appdx 2	<a href="#">Local Green Spaces</a> (location 8. description clarified in FNP (Update 1))

## **PART ONE    Introduction and Background, Policy Context, Changes, Community Views, Vision and Objectives, New and Amended Policies.**

### **1. INTRODUCTION AND BACKGROUND**

- 1.1 The Working Group (WG), on behalf of Findon Parish Council (FPC), the ‘Qualifying Body’ has prepared the first review of the Findon Neighbourhood Development Plan 2016 - 2035 (FNP), primarily to allocate housing sites to meet the housing provision for Findon as set out in the 2018 Submission version of the SDNPA Local Plan (LP)
- 1.2 The update of the ‘made’ FNP has been prepared as a separate document, known as FNP Update 1, more or less concurrently with the final stages of the Consultation and Inspection of the Submission version of the SDNP LP.
- 1.3 The Inspector’s Report on the LP was issued in mid June 2019. The Submission version of the LP included two housing site allocations for Findon brought forward by the SDNPA. However FNP Update 1 proposes fundamentally different housing site allocations that will not harm the local downland landscape, not have an adverse impact on the unique historic and cultural heritage traditions of Findon and which have the demonstrable support of the great majority of the community.
- 1.4 The FNP Update 1 geographic area coincides with the parish boundary and the designated neighbourhood area for the 2016 made FNP. A map of this designated area is included in Part Two.
- 1.5 FNP Update 1 has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) and has mirrored the methodology and consultation process followed during the preparation of the 2016 made FNP.
- 1.6 FNP Update 1 is in three parts, Part One: new and amended policies; Part Two: retained policies from the 2016 FNP; and Part Three: retained community aspirations from the 2016 FNP Community Aspirations, a separate document.
- 1.7 The purpose of FNP Update 1 is to set out further planning policies that will be used to determine planning applications within the designated area for the period up to 2035. FNP Update 1 will form part of the development plan for

the South Downs National Park, alongside the SDNP Local Plan which was formally adopted on 2 July 2019, when FNP Update 1 becomes ‘made’.

- 1.8 Neighbourhood Planning Regulations provide the community with the opportunity to manage development policy in their area, including housing site allocations through a ‘made’ Neighbourhood Plan and updated ‘made’ Neighbourhood Plans.
- 1.9 FNP Update 1 needs to meet the same ‘Basic Conditions’ as the 2016 FNP, in particular; it has to be consistent with national planning policy (NPPF, now 2018/2019 NPPF); be in general conformity with the strategic policies in the 2019 SDNP Local Plan; promote the principles of sustainable development; and in the process of making the plan, meet the requirements of European law.
- 1.10 The Working Group also need to demonstrate to an independent Examiner that the community has been properly consulted on and has meaningfully engaged in the preparation of FNP Update 1. If the Examiner is satisfied that it has and that FNP Update 1 meets the ‘Basic Conditions’ then it will go to a Referendum of the registered local electorate, subject to the agreement of the SDNPA. If a simple majority of the turnout votes in favour of FNP Update 1, Findon Parish Council can ask the SDNPA to have it formally ‘made’, after which it becomes part of the planning policy for this part of the National Park.
- 1.11 The Submission version (Reg 16) of FNP Update 1 includes some modifications made in response to the local and statutory representations received during the Pre Submission version (Reg 14) consultation.

#### Strategic Environmental Assessment and Habitats Regulation Assessment

- 1.12 The housing site allocations will deliver the same housing provision for Findon as the LP, but on different sites, at dry valley bottom locations. FNP Update 1 is not proposing any increase in housing provision to that which is set out in the SDNP LP, beyond a modest buffer, as recommended in the 2018 NPPF.
- 1.13 The scoping review undertaken by the SDNPA concluded that a SEA was not necessary. A wider Sustainability Appraisal was similarly considered not to be necessary as the housing proposals seek only to meet the SDNP LP housing provision for Findon. Although the allocation sites are fundamentally different, the scoping review also concluded that an HRA was not necessary.

## 2. CHANGES WITHIN THE FNP AREA SINCE THE ‘MADE’ FNP

- 2.1 There have been no significant changes in the population number or any particular age group.
- 2.2 Arun DC, the housing authority, have confirmed there have been no significant changes in local housing need since the 2016 ‘made’ FNP and that the 2013 Local Needs Housing Survey, undertaken by AIRS, a rural housing enabler for Sussex, can be taken to be ‘up to date’.
- 2.3 The local shop that provided post office services for the community closed in 2017 but FPC and the community were able to raise the funds locally to acquire the building, refurbish and fit it out as the Findon Village Store, a community enterprise that relies on volunteers to support the full time staff.
- 2.4 Following the work of the FPC Traffic, Environment People (TEP) Group, WSCC, the highway authority implemented a 20mph limit throughout the village in 2018. This is stage 1 of a programme of further environmental enhancements which are included as retained ‘aspirations’ in FNP Update 1.
- 2.5 In 2019, WSCC agreed to carry out a traffic speed survey on the A24 at Findon, as the first stage towards engaging with 2016 FNP Community Aspiration GA4 and the TEP initiatives. The results of the survey have allowed WSCC to bring forward proposals to implement a reduction in speed limit to 40mph on this part of the A24 in the 2020/21 roads improvement programme. The reduction in speed limit will enhance connectivity between the south west end and the main part of Findon, which is consistent with the new Masterplan policy for the south west end of Findon included in FNP Update 1.
- 2.6 Preparation of a first draft CAMP for the proposed new Nepcote Green Conservation Area, to include some of the historic race horse training facilities linked to the downland training gallops continues to progress. The proposed new Conservation Area is included in FNP Update 1 as a Community Aspiration.
- 2.7 A Findon Local Viewshed has been completed to inform local landscape characterisation studies which the Working Group have been carrying out and is available for FPC and developers to assess the landscape impact of housing proposals, particularly at the settlement edge. The Local Viewshed is included in the evidence base for FNP Update 1.

### 3. PLANNING POLICY CONTEXT

3.1 The National Planning Policy Framework (NPPF) published by the Government provides key guidance in the preparation of local plans and neighbourhood plans. A revised NPPF was published in July 2018 and will apply for the purposes of Examination of FNP Update 1. The following paragraphs of the NPPF are likely to be particularly relevant:

- 11 The presumption in favour of sustainable development
- 83 Supporting a prosperous rural economy
- 91 Promoting healthy and inclusive communities
- 160-176 Natural environment and landscape
- 184-197 Heritage assets

3.2 FNP Update 1 should also show that its policies are in general conformity with the strategic policies of the development plan which is now the SDNP Local Plan which was formally adopted on 2 July 2019.

3.3 The following policies are considered to be particularly relevant:

- SD4 Landscape Character: sets out how development proposals will be expected to conserve and enhance landscape character in the National Park.
- SD5 Design: seeks high quality design.
- SD6 Safeguarding Views: seeks to conserve and enhance key views and views of key landmarks within the National Park.
- SD12 Historic Environment: seeks to conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.
- SD20 Walking, Cycling and Equestrian Routes: safeguards and encourages enhancement of network routes.
- SD23 Sustainable Tourism: seeks to encourage tourism and recreation development.
- SD25 Development Strategy: seeks to direct development to settlements.
- SD26 Supply of Homes: sets out housing provision for settlements
- SD27 Mix of Homes: sets out size mix for home.
- SD28 Affordable Homes: sets out provision of affordable homes.
- SD43 New and existing community facilities: supports new and/or expanded community facility infrastructure.
- SD45 Green Infrastructure: seeks to protect and enhance green infrastructure

SD71 Housing Site Allocation: Land east of Elm Rise, Findon

SD72 Housing Site Allocation: Soldiers Field House and grounds, Findon

- 3.4 FNP Update 1, including the new housing site allocation policies, the new masterplan policy, the new gaps between settlements policy and the new extension of the settlement boundary policy are considered to be in general conformity with the above 2018 NPPF paragraphs and the above 2019 SDNP LP strategic policies.
- 3.5 In particular, the five housing site allocation policies in FNP Update 1 are considered to be demonstrably more in conformity SDNP LP strategic policies SD4, SD6, SD12, SD20 and SD43 than housing site policies SD71 and SD72 which are included in the SDNP LP, when a sequentially test approach is applied.
- 3.6 FNP Update 1 housing site allocation policies are not in conflict with the strategic policies in the adopted 2019 SDNP LP. They are however clearly and fundamentally different to the 2019 SDNP LP housing site allocations and can therefore be considered to be clearly in conflict with the 2019 SDNP LP housing site allocation policies.
- 3.7 Despite best endeavours the Working Group and the SDNPA have been unable to reach a consensus, on the most appropriate housing site allocations for Findon that will cause least harm to local landscape, that will have least impact on local non designated historic, cultural and heritage assets and traditions, that will have least impact on historic rural roads and that have the support of the great majority of the community demonstrable via extensive local consultation and high response participation in preference surveys on housing locations.
- 3.8 It will be for the independent Examiner to make recommendations on the housing site allocations in the FNP Update 1 and recommend a way forward. The Examiner will however not be able to make any direct recommendations on the status of housing site allocations in the adopted SDNP Local Plan or recommend their removal. The SDNPA can however remove the Findon housing site allocations in the LP, if it is minded to, as FNP Update 1 is well advanced, circumstances in which the SDNP LP itself states that the SDNP does not seek to allocate housing sites or review settlement boundaries where the NP allocates housing sites to meet the housing provision set out in the LP.

- 3.9 If the Examiner were to recommend that FNP Update 1; with its housing site allocations, with or without modifications; could proceed to Referendum, and the SDNPA accepted the recommendation, and the Referendum was passed, the housing allocation policies in a ‘made’ FNP Update 1 would prevail over the LP housing allocations for Findon, if they were deemed to be ‘in conflict’ with these LP housing site allocation policies for Findon.
- 3.10 The Working Group and the SDNPA have sought an initial legal opinion on the likelihood of the housing allocation policies in the two Development Plans not being deemed to be in ‘conflict’ with the consequential risk of significant over provision of housing in the Findon part of the National Park; if developers seek to exploit these circumstances and the SDNPA continue to resist the opportunity to withdraw the LP allocations for Findon, when there are reasonable grounds to do so, principally that there is a well advanced, updated NP with housing site allocations to meet the housing provision in the LP.
- 3.11 The legal opinion is however somewhat equivocal, the circumstances are uncharted waters, the SDNPA are not minded to withdraw the LP housing site allocations and the LP Inspector did not recommend that the Findon housing site allocations for Findon are removed as major modifications to the LP. Nevertheless the community are still entitled to have a proper say on where new housing is located in their area, in an updated Neighbourhood Plan and FPC have decided to proceed with the publication of the Reg 16 Submission and ask the SDNPA to arrange the final formal consultation and appoint an independent Examiner.

#### 4. COMMUNITY VIEWS ON THE PLANNING ISSUES

- 4.1 Following publication of the Pre Submission SDNP Local Plan in 2017, which revealed to the community for the first time the two housing site allocations for Findon selected by the SDNPA, a public meeting was called by the community. Attended by more than 150 people, a very significant majority felt strongly that the two allocation sites, on the upper slopes of open downland would cause irreversible major harm to the local landscape character of Findon and that there were different, dry valley bottom sites that were available and had the capacity to absorb new housing with much less harm to the local landscape.
- 4.2 A great majority also felt that there had been no local consultation by the SDNPA prior to the publication of the two allocation sites and that the evidence base published with the 2016 FNP, even though that Plan had not proposed specific housing site allocations, had included the results of a community engagement consultation on the location of new housing which identified a clear preference for sites where the capacity to absorb development would only cause slight, or no landscape harm.
- 4.3 The meeting resolved to explore the opportunity to prepare an updated Neighbourhood Plan to include housing site allocations where the community could have a full and proper say on the location of new housing to meet the housing provision for Findon. Following approval from Findon Parish Council an updated Neighbourhood Plan Working Group commenced work in May 2017 and this has led to the issue of the Submission (Reg 16) version of the FNP Update 1 in July 2019, immediately following the adoption of the SDNP Local Plan.
- 4.4 The Working Group includes members from different parts of Findon, but who have committed to the view, like the SDNPA, that a 'landscape first' approach, but one which also values the non designated, local historic, cultural and heritage assets and traditions unique to Findon, should primarily inform housing site allocations.
- 4.5 The community have engaged positively with Working Group throughout the process, with more than 450 individual responses to the housing site location preferences surveys (25% of residents and 33% of households, similar to the referendum vote on the FNP). In particular, the results of the surveys clearly consolidate the 'landscape first' and 'local historic, cultural and heritage assets and traditions second' approach to housing site allocations.

- 4.6 The sites with the most potential to cause irreversible harm to the local landscape and local historic, cultural and heritage assets and traditions unique to Findon were the least favoured by a very significant margin. Unsurprisingly perhaps these included the two housing site allocations included in the Submission version SDNP Local Plan which has now been formally adopted.
- 4.7 The Working Group believes this conflict between FNP Update 1 housing site allocations and the SDNP LP housing site allocations for Findon reflects a greater local knowledge of, and a stronger aspiration to conserve and enhance local landscape, non designated historic environment, cultural and heritage assets and traditions unique to Findon, held by the local community.
- 4.8 A full account of all FNP Update 1 consultation stages, all the representations received and details of the housing location preference surveys can be found in the separate Consultation Statement that supports FNP Update 1.

## 5. VISION and OBJECTIVES

- 5.1 The vision and core objectives of the 2016 'made FNP are retained in FNP Update 1.

### **Vision**

- 5.2 *Findon Parish will continue to be an attractive place to live. It will maintain its intrinsic rural character whilst allowing for sustainable development and improving local services.*

*The Parish will be connected to the wider South Downs National Park and its neighbours through a network of cycleways, footpaths and bridleways. Local shops will continue to flourish within the village providing an important part of daily community life. Local businesses and those working from home will benefit from an enhanced broadband service with the ability to expand to local small start up business premises.*

*FNP 2016 - 2035 Vision Statement*

### **Core Objectives**

- 5.2 The vision is underpinned by a clear set of core objectives that seek to make a positive contribution to sustainable growth within Findon Parish, in its economic, environmental and social strands.

The core objectives are:

*Support new residential development which complements the current character and cultural heritage of the village and which is also sustainable terms of infrastructure to the village in general;*

*Maintain an attractive mixture of green spaces and residential properties;*

*Encourage, where both possible and viable, appropriate infrastructure including health, transport and community facilities, to meet the needs of all in the community;*

*Ensure that all new development does not increase the flood risk to existing properties or land within the boundary of the Parish or within that of its immediate neighbours;*

*Support housing development which meets identified needs where such housing is appropriate to its environment and meets statutory planning guidelines and the intentions set out in this FND;*

*Support measures to best ensure the safety of pedestrians, cyclists and horse riders, to minimise traffic congestion, to reduce inconsiderate parking and to best ensure that school children can walk to and from school with minimal risk of injury from vehicles;*

*Conserve and protect the views of the surrounding countryside from and to the village for the benefit of residents and visitors to the South Downs National Park.*

FNP 2016 - 2035 Core Objectives

## 6. NEW and AMENDED POLICIES

### Housing and Design Quality

6.1 The housing objectives of 'made' FNP 2016 - 2035 are retained, bar an amendment to objective 5. as shown, and are to:

1. *Seek to ensure that new dwellings contribute towards any local connection need for smaller, lower cost and affordable homes;*
2. *Ensure new housing is integrated with either the built up character context or there landscape character context and/or the landscape of its immediate surroundings, depending on its specific location;*
3. *Encourage high quality design in local vernacular, contemporary and rural forms and materials;*
4. *Favour proposals which reduce the carbon footprint through layout, design, low energy technologies and materials, building methods and end user facilities;*

*FNP 2016 - 2035 Housing objectives*

5. Facilitate the development of around 30 new dwellings to meet the minimum housing provision for Findon in the Submission SDNP Local Plan and its Major Modifications.

Amended objective in FNP Update1 2019 - 2035

6.2 HD1 in 'made' Neighbourhood Plan 'Community Aspirations' is replaced by new Policy HD1 and supporting text in FNP Update 1:

### Policy HD1 Spatial plan of the Parish

**Provision for between 30 and 36 new dwellings in Findon will be delivered by five housing site allocations, a coordinating masterplan for the south west end of the village (HD9 Map 4) and an associated extension of the settlement boundary (HD14 Map 5)**

- HD1.1 Policy HD1 recognises that there is not sufficient land to meet the housing provision within the previous settlement boundary and reflects the strong preference of the community to allocate new housing at locations where there will be least harm to the local landscape, least impact on historic rural roads arising from the development and least harm to local historic, cultural and heritage designated and non designated assets and traditions unique to Findon, and which will therefore be more sustainable.
- HD1.2 All the land parcels and sites on the outside edge of the previous settlement boundary were assessed on landscape sensitivity, landscape value, local historic, cultural and heritage value, local View shed and sustainability criteria, which resulted in six available sites which cleared the assessment hurdles. The community were then invited to a consultation event and to participate in two surveys where preferences for the location of new housing from the six sites, plus the two sites proposed by the SDNPA, which had not cleared the assessment hurdles, could be clearly expressed. Landowners and site owners were also consulted and most of them supported the principle of site preference surveys. A high response rate, over 25% of residents and 33% of households participated, which gave a good level confidence to this as an overall community view, to inform and bring forward proposals for the housing site allocations.
- HD1.3 A capacity assessment of allocated sites resulted in between 30 and 36 new dwellings being able to be delivered during the period of the Plan. This provides a reasonable ‘buffer’ to ensure that the housing provision for Findon is met in the event that one of the allocated sites is not developed within the period of the Plan. The capacity assessment recognises that part of the area of some of the sites need to be retained to provide an enhanced landscape transition to open countryside; to maintain a Local Gap with Findon Valley; to facilitate high quality housing and landscape design that respects the predominant surrounding density; and to provide restored community allotments.
- HD1.4 The housing priority for Findon and the National Park is the delivery of genuinely affordable homes and modest sized, lower cost homes which directly reflect local housing need identified in

the 2013 AIRS Local Housing Need Survey and Report on Findon Parish. Although the contribution of shared ownership houses towards the provision of affordable homes is recognised, this should be restricted in full compliance with the tenure mix in the Submission SDNP Local Plan affordable housing policy, as the local affordable housing need in Findon is very predominately for smaller, affordable rent and social rent homes. The minimum joint income requirements for entry into a shared ownership scheme in Findon is very likely to preclude almost all applicants from Findon, or with a Findon connection, with a housing need. Between 14 and 16 new genuinely affordable homes can be delivered through allocation policies HD10a - HD13, which is higher than that required to be compliant with Submission SDNP Local Plan affordable housing policy.

- HD1.5      Housing size, mix and tenure for a particular site allocation, nevertheless, should be confirmed in consultation with Findon Parish Council, Arun District Council, the housing authority, and the SDNPA, based on the assessment in 2013 AIRS Survey and Report, before a planning application is prepared.
- HD1.6      Housing site allocation policies are HD10a - HD13, with an associated extension of the settlement boundary at policy HD14.
- HD1.7      Allocation policies HD10a - HD11 are in the south west end of Findon on the other side of the A24, which used to run through the middle of the village. They are enabling allocations to facilitate the enhancement of connectivity in Findon, the restoration of community allotments and the retention of the garden centre. Connectivity between the southern end of the High Street and the south west end of Findon will be enhanced by the introduction of a short local linking lane between the Quadrangle access to HD11, linking HD10a, HD10b with the existing garden centre service road, with a slight upgrading, to the A24 opposite the southern end of the High Street. A new footway, cycleway and an improved walkers/horseriders crossing on the A24 near the access to the High Street will also be introduced. A sensitive and coordinated approach to the site allocations, the connectivity enhancements, the local landscape context and the reintroduction of an amended Local Gap is considered vital. The Working Group

response has been to prepare a masterplan for the south west end of Findon, under new policy HD9 with an extension to the settlement boundary and the new Local Green Gap area focussed on the retention of the distinctiveness of Findon and the prevention of coalescence with Findon Valley, under policy HD14.

## **Policy HD9      Masterplan for the south west end of Findon**

**Development proposals for housing site allocations HD10a, HD10b and HD11should follow the layout principles of the Masterplan (Map 4) which also includes the garden centre, the paddocks, the B8 use land, the restored allotments, defines the land area of the Local Gap and shows the new linking lane, footpath, cycleway and horse riding connectivity enhancements between the southern end of the High Street at the Black Horse and the south west end of the village.**

- HD9.1      The south west end of Findon, on the west side of the A24 which used to continue as the High Street, is within a desirable walking distance (400 metres) of the southern end of the High Street, the Black Horse and the small parade of shops. It is also within a 250 metres walking distance of the bus stops on the A24 which serve two different bus routes and is within an acceptable walking distance (800 metres) and easy cycling distance of the Village Hall, the Square and the Community Store. The entire south west end of Findon has previously been outside the settlement boundary which has prevented new housing development proposals coming forward. This part of Findon however, in topographic and landscape context, is located at the dry valley bottom, like the majority of development in the settlement and does present an opportunity to integrate new housing into a better connected village with the least impact on Findon's unique landscape character and unique historic, cultural and heritage assets and traditions, unlike the alternative sites at the north and eastern edges of the settlement which are on the upper slopes of open downland where landscape sensitivity and value is 'high' and where the unique characterising historic, cultural and heritage assets and traditions of Findon still survive.

- HD9.2 Preparation of a masterplan for this distinct part of Findon is a sensible way to plan and coordinate new housing development that will integrate well with new and enhanced connectivity routes and shared community uses like the garden centre where the cafe/restaurant facilities provide one of the social hubs in Findon and the restored allotments.
- HD9.3 The allocation sites at the south west end of Findon were also very significantly the most preferred locations for new housing in the preference surveys which attracted a high response from the community.
- HD9.4 All the elements of the masterplan are deliverable within the period of the updated Plan, commencing with development of the housing allocation sites which will facilitate and enable the other elements to be implemented. The housing site allocations are not contingent on the new linking lane, footpaths, cycleway and horse riders connectivity enhancements but the developers/owners will be required to enable them to be integrated within the housing layouts and either make a financial contribution to their implementation or deliver them.
- HD9.5 The allocation sites are available and deliverable within the first 5 years of the updated Plan and can proceed and be implemented as independent housing schemes or as joint scheme.
- HD9.6 It is recognised that the highways elements in the masterplan; a reduction in speed limit to 40 mph on the A24 and an enhanced walkers/riders crossing near the access to the southern end of the High Street and the Black Horse; cannot be included as specific land use policies in a neighbourhood plan. Implementation of the housing site allocations are not however dependent on these specific highways aspirations. Findon Parish Council have already secured a commitment from WSCC to bring forward the reduction in speed limit and crossing enhancements for consideration for inclusion in the 2020/2021 highways improvements programme, following the successful outcome from the traffic speed survey that was carried out in 2018.

## **Policy HD10a Housing site allocation on part of land adjoining the Garden Centre**

**1. Part of the land to the south of the garden centre is allocated for a development of between 8 and 10 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:**

- (a) Development should only be proposed on the allocated site, not the northern end of the adjoining paddock; except where shown on the allocation plan; which is to be retained as a green transition to the network of paddocks and PROW to the south which are included in the Local Gap (policy HD14, Map 4). Native tree and hedge infilling will be required to strengthen existing tree and hedge screening at paddock boundaries to the south and west;
- (b) Vehicle access should be provided via the existing service road to the garden centre, with a sight upgrade, which has direct access onto the A24 almost opposite the southern entry to the High Street at the Black Horse;
- (c) A route for a new lane should be provided to link HD10a and HD11 to the upgraded service road, as a connectivity enhancement, the implementation costs of the linking lane to be shared by the developers of HD10b and HD11, in proportion to the number of dwellings provided on the sites;
- (d) A vehicle access and field gate to the northern end of the paddocks should be provided and the existing loose box stabling on the site should be relocated, or new stabling erected, within and at the northern end of the paddocks;
- (e) Demonstrate no significant harm will be caused to ground water resources;
- (f) Minimise hard surface areas on the site and use permeable surfaces and permeable landscaping where possible to maximise infiltration of water and reduce surface water run off;
- (g) Enhance biodiversity, in particular to provide for local, notable and protected species.

**2. The development at HD10a will be subject to a S106 Agreement between the freehold owner of the garden centre site, the developer of HD10a and the SDNPA, that requires a garden centre, or life style centre, or other rural employment use to be retained on the garden centre part of the site for the period of the Plan. If before development is implemented at HD10a, the garden centre use became financially not viable, and other garden centre or rural employment uses did not come forward, housing site allocation HD10a will revert to the garden centre site with the adjoining agricultural building**

**and stabling that occupy HD10a being retained in those uses. In that event the small area of the northern end of the paddock required to enable the linking lane to HD10b and HD11 to be implemented will still be made available in association with the HD10a allocation when it reverts to the garden centre site.**

**3. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:**

- (a) Trees and hedgerows on the site boundaries should be retained and new infilling with native trees and hedgerows should be undertaken to strengthen boundary screening;
- (b) New planting should be suitable for pollinating species.

HD10a.1	<p>Site Area: 0.3ha Current use: Redundant storage and agricultural building, stabling, Environmental Designations: Wider PNS area Wider EASP Zone Flood Risk: None identified (LLFA) Development density: 26 - 32 dph</p>
HD10a.2	<p>The site lies between the main garden centre buildings and storage facilities and the network of paddocks to the south, is occupied by a redundant agricultural building and loose box stabling and extends to include a small part of the far northern end of the paddocks. It is within a desirable walking distance (400 metres) of the southern end of the High Street, a small parade of shops, the Black Horse and bus stops on the A24 which serve two different bus routes.</p>
HD10a.3	<p>The site is bordered by the garden centre to the north, the B8 use land and the rear gardens of the northern end of the Quadrangle to the east, a network of grazing paddocks to the south and to the north where the ground starts to rise from the dry valley bottom. There is a PROW and bridleways at the far southern end of the network of grazing paddocks which continue up the rising ground to Rogers Farm and West Hill, linking with further footpaths that lead back towards Findon Place parkland, Church Hill and the parish church.</p>

- HD10a.4 The site is part of the freehold land of Rogers Farm and has been available as additional storage land for the garden centre, also under the same freehold, although the garden centre operator has not made use of this site in recent years. The loose box stabling on part of the site is associated with the paddocks.
- HD10a.5 The site is relatively level at the dry valley bottom and is reasonably well screened on the western and southern boundaries by native trees and hedgerows. Most of the eastern boundary is fencing to the B8 use land with a small area of the close boarded fencing to the rear of houses at the Quadrangle also forming the eastern boundary. The northern boundary is mainly metal wire fencing to the outdoor storage and delivery areas of the garden centre.
- HD10a.6 The site is slightly visible in the local Viewshed database from the PROW to the south from where the southern end of the paddocks north of the PROW and are visible with a backdrop of the houses at the Quadrangle. The garden centre glass house roofs are sadly visible as the backdrop to a hidden HD10a, from higher up the PROW but new housing rooflines at HD10a will be lower and in a darker colour palette and will not be visible from higher up the PROW.
- HD10a.7 Access to the site is via the service road to the garden centre which leads to a direct access onto the A24 almost directly opposite the entrance to the southern end of the High Street at the black Horse. The existing service road is a 5 metre wide concrete road that will only need some slight upgrading and landscape softening where it passes the rear gardens of two houses. An assessment of the impact of traffic on the access road arising from the development and the cumulative effect of traffic arising from a development of 3/4 houses at HD10b and 8/10 houses at HD11 will be required at planning application stage. It is likely to remain a road that WSCC will not seek to adopt but a private 20mph speed limit should be introduced for alignment with the new 20mph limit that has been introduced to most of the roads in Findon.

- HD10a.8 The part of the site at the east end of where it includes a small area of the northern end of the paddock is to enable the linking lane between HD11, HD10b and the access road to HD10a and the garden centre to be implemented. This will enhance connectivity of the south west end of Findon and the southern end of the High Street.
- HD10a.9 The housing site allocation presents an realistic opportunity to deliver the more modest sized and affordable homes that closely reflect the local connection housing need, as the existing storage/stabling use and policy requirements that seek to bring community connectivity benefits will not result in a site value that would otherwise preclude the delivery of genuine affordable and lower cost homes. A cluster of smaller homes arranged as farm or stable building forms around a yard or courtyard will be encouraged as an appropriate built form for this location at the transition to grazing pasture which provides the setting for the south west end of Findon.
- HD10a.10 The leasehold interest in the Findon Garden Centre expires in 4 years time and has been on the market for almost a year as part of an extensive sale of many garden centres by Wyevale, a company owned by the Terra Firma Group. There has been no meaningful interest so far which leaves the future for a viable garden centre in Findon at some risk. Although the owners of the freehold land have a strong personal interest in trying to retain this garden centre use at Findon, the FNP Update 1 policy seeks to transfer allocation HD10a to the garden centre site should that use, or another rural employment use, be demonstrated to be no longer financially viable before the implementation of an HD10a planning consent on the site allocated in FNP Update 1. If a garden centre, or other rural employment use becomes redundant, that site would acquire a brownfield site status, which would afford it priority over the allocated site which is on a part greenfield site. As the freeholds are under the same ownership it should possible to use a form of S106 agreement to address this challenge and try and ensure that an over provision of housing at the south west end of Findon, in the event that a garden centre use becomes redundant, is not implemented during the first 15 years of the updated Plan.

HD10a.11 In the event that allocation HD10a is implemented on the updated neighbourhood site and the garden centre use subsequently becomes redundant and other rural employment uses do not come forward, planning consent for further housing development will not be granted during the period of the updated neighbourhood plan and the site should be considered for designation as a local open space, or a community use in a future update of the neighbourhood plan. The garden centre site is not included in the extension of the settlement boundary under policy HD15 (Map 5)

## **Policy HD10b Housing site allocation at the Lister Yard**

**1. The small redundant paddock is allocated for the development of between 3 and 4 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:**

- (a) Development should only be undertaken on the redundant paddock part of the Lister Yard complex.
- (b) Vehicle access should only be via a new lane adjoining the site at the southern boundary, which will link allocation sites HD11 and HD10a with the garden centre service road which leads to the direct access onto the A24, almost opposite the Black Horse, or via the garden centre service road.
- (c) No vehicle access to the site via the Lister Yard complex and its access for the A24 will be permitted.
- (d) The layout should follow the principles shown on the masterplan for the south west end of Findon (Policy HD9, Map 4)
- (e) A landscape buffer of native species should be provided between the development and the Lister Yard complex
- (f) Native tree and hedge landscaping should form a soft interface with the new linking lane to complement the native landscape buffer to the paddocks on the southern side of the linking lane;
- (g) Demonstrate no significant harm will be caused to ground water resources;
- (h) Minimise hard surfaces on the site and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run off;
- (i) Enhance biodiversity, in particular for local, notable and protected species.

**2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:**

- a) Trees and hedgerows on the site boundaries should be retained and infilling with native trees and hedgerows should be undertaken to strengthen boundary screening;
- b) New planting should be suitable for pollinating species;

HD10b.1 Site area: 0.14ha

Current use: Vacant former small paddock

Environmental Designations: Wider PNS area Wider EASP Zone

Flood Risk: Low risk on part of site (LLFA)

Development Density: 22 - 28 dph

HD10b.2 The site lies between the B8 storage land at the Lister Yard complex and the network of paddocks to the south, being a former paddock associated with and part of the mixed uses which characterise activities at the Lister Yard. It is within a desirable walking distance (400 metres) of the southern end of the High Street, a small parade of shops, the Black Horse and bus stops on the A24 which serve two different bus routes.

HD10b.3 The site is bordered by allocation site HD10a to the west, allocation site HD11 to the east, a network of paddocks to the south, which are all characterised in the local landscape as part of the dry valley bottom in which the relatively hidden settlement of Findon has developed. There is a PROW and bridleways at the far southern end of the network of grazing paddocks to the south. The site is partly visible from local Viewshed viewpoints along the PROW which continues up the rising valley sides towards open downland around Rogers Farm and beyond to West Hill.

HD10b.4 The site is part of the freehold land of the Lister Yard.

HD10b.5 The site is relatively level at the dry valley bottom and is partly screened on the eastern, southern and part of the western boundaries by native trees and hedgerows.

- HD10b.6 Although the site is only partly visible from local Viewshed viewpoints along the PROW, the Quadrangle houses form a rural settlement frontdrop and the garden centre and stacked storage containers at the Lister Yard frame the distant backdrop. 3 or 4 sensitively designed new houses which reference local vernacular building forms and materials with strengthened native tree and hedgerow screening can be anticipated to enhance the backdrop to these viewpoints from the PROW by significantly reducing the visual impact arising from activities at the Lister Yard and the storage containers in particular.
- HD10b.7 Access to the site is to be via the new linking lane and the service road to the garden centre which leads to a direct access onto the A24 almost directly opposite the entrance to the southern end of the High Street at the Black Horse. The existing service road will need slight upgrading and landscape softening where it passes the rear gardens of two houses. An assessment of the impact of traffic on the access road arising from the development and the cumulative effect of traffic arising from the housing allocations at HD10a and HD11 will be required at planning application stage but it is not anticipated that any major works to the access road will be necessary. It is likely to remain a road that WSCC will not seek to adopt but a private 20mph speed limit should be introduced for alignment with the new 20mph limit that has been introduced to most of the roads in Findon. The service road and land for the linking lane is in the same ownership as allocation site HD10a and the garden centre freehold. The masterplan policy addresses the sharing of the costs of the new linking road and the upgrade of the service road.
- HD10b.8 The housing site allocation presents an realistic opportunity to deliver the more modest sized and affordable homes that closely reflect the local connection housing need, as the former paddock use and policy requirements that seek to bring community connectivity benefits will not result in a site value that would otherwise preclude the delivery of genuine affordable and lower cost homes.

## **Policy HD11 Housing site allocation on former private allotments land**

**1. Part of the former private allotments land immediately to the north of the Quadrangle is allocated for a development of between 8 and 9 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:**

- a) Development should only be undertaken on the south west part of the site and provide recreated, serviced allotments for community use on the rest of the site;
- b) Native tree and hedgerow infilling should be carried out to strengthen the existing tree and hedge screening along the boundary with the A24 verge and footpath and the boundary with the Lister Yard complex;
- c) A landscape buffer should be provided to the side gardens of the two dwellings at the northern end of the Quadrangle;
- d) Vehicle access will be via the adoptable road that serves the Quadrangle and gives direct access to the A24;
- e) The development should provide a minimum 4 metres wide road for connection to a new linking lane which will be located on land which forms part of the HD10a housing site allocation. This lane will connect with the upgraded service road to the garden centre which will provide an alternative access to the A24 and enhance the connectivity between the south west end of Findon and the southern end of the High Street at the Black Horse;
- f) The layout of the development should follow the principles shown on the masterplan (Policy HD9, Map 4);
- g) A new and attractive public footpath and cycleway should be provided through the site from the northern end of the Quadrangle to the northern end of HD11 where it should connect with the existing footpath and verge that runs along the A24 to enhance connectivity of the south west end of Findon;
- h) Demonstrate no significant harm will be caused to ground water resources;
- i) Enhance biodiversity, in particular for local, notable and protected species;

- j) Minimise hard surface areas on site and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run off.

**2. This development will be subject to a S106 agreement to ensure that the recreated and serviced allotments are completed before the dwellings are occupied and the ownership transferred to Findon Parish Council who are responsible for the provision of allotments, or to a Community Land Trust by agreement with Findon Parish Council.**

**3. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:**

- a) Trees and hedgerows on the site boundaries should be retained and new infilling with native trees and hedgerows should be undertaken to strengthen boundary screening;
- b) New planting should be suitable for pollinating species;
- c) Suitably conditioned topsoils to a minimum depth of 600mm should be provided to the recreated allotments which should also include an appropriate sub base and drainage system to prevent water logging unless it can be demonstrated that sub soil drainage is not necessary.

HD11.1      Site area: 0.55ha housing (0.95 ha full site)  
Current use: Vacant, former private allotments  
Environmental Designation: Wider PNS area   Wider EASP Zone  
Flood Risk: Low risk on part of site (LLFA)  
Development Density: 14 dph - 16 dph

HD11.2      The former private allotments site is located at the northern end of the Quadrangle, which is part of the south west end of Findon. There are around 50 houses at the south west end of Findon including the Quadrangle cul de sac and the houses with frontages directly on the A24. The Findon tithe map shows two houses on the north east part of the site. It is within a desirable walking distance (400 metres) of the southern end of the High Street, a small parade of shops, the Black Horse and within 200 metres walking distance of bus stops on the A24 which serve two different bus routes.

- HD11.3 The site is bordered by allocation site HD10b and the Lister Yard complex to the west, the A24 to the north and east, the northern end of the Quadrangle and one house with an A24 frontage to the south. The local landscape character is dry valley bottom in which the relatively hidden settlement of Findon has mainly developed.
- HD11.4 The site freehold is privately owned having been private allotments many years ago, before that being part of nurseries, most of which became developed as the garden centre. The site is available for a small scale housing development.
- HD11.5 The site is relatively level and on a similar contour to the rest of the south west end of Findon and the Quadrangle. It is lower than the A24 which is set at a moderately higher level for that part of it which forms the sweeping bend around the boundary with the site. This boundary to the A24 is reasonably well screened by mature native trees and hedgerows and there are generous green verges to the road and footpath. Native species infilling to the boundary, within the site, will strengthen the screening between the site and the A24.
- HD11.6 The site is slightly visible from local Viewshed viewpoints along the PROW some distance to the south as it rises. The Quadrangle houses form a rural built settlement frontdrop. The site is partly visible from local Viewshed viewpoints at the Cross Lane and Nepcote junctions on the western side of the A24 but with native species infilling to the existing mature tree and hedgerow screen to the A24 boundary, the site at a lower ground level than the A24 and with the native landscaped, recreated allotments set between the new houses and the A24 boundary, the impact on the views over the site towards the rising valley sides to the wooded West Hill are likely to be slightly enhanced with the site experienced as an essentially green front drop to the rising wooded in the near and far background.
- HD11.7 Access to the site is to be via the adoptable highway, the Quadrangle, which WSCC consider has the capacity to absorb the impact of additional traffic from the small scale housing development allocated at HD11. The existing junction with the A24, although highways compliant, is however recognised to be

challenging, primarily because of traffic speeds on the A24. Findon Parish Council however have now secured a commitment from WSCC to bring forward a reduction in speed limit for review for inclusion in the 2020/2021 highways improvements programme, following the successful outcome from the traffic speed survey that was carried out in 2018.

- HD11.8 A further route to the A24 via the existing junction at the garden centre, the garden centre service road and a new linking lane from the south west corner of the site along the northern edge of allocation site HD10a, all under the same freehold ownership, is included in the masterplan policy (HD9, Map 4). This will improve the connectivity between the south west end of Findon and the southern end of the High Street. The road layout at HD11 should provide a connection with the new linking lane at the south west corner.
- HD11.9 An assessment of the impact of traffic on the garden centre service road access road arising from the development and the cumulative effect of traffic arising from housing development at HD10a and HD10b will be required at planning application stage. It is likely to remain a road that WSCC will not seek to adopt but a private 20mph speed limit should be introduced for alignment with the new 20mph limit that has been introduced to most of the roads in Findon. The masterplan policy addresses the coordination that will be needed between the potentially different developers of the three sites the sharing of the costs of the new linking road and slight upgrade of the service road.
- HD11.10 There is a long standing waiting list for allotments in Findon. The Parish Council are responsible for and manage the existing allotments near the cemetery. The opportunity to facilitate the provision of a community benefit associated with a housing site allocation is available through neighbourhood planning.
- HD11.11 The site has the potential to provide valuable wild life habitats and is within a wider area where protected notable species may be found. An ecological survey of the site will be required to be undertaken at the planning application stage.

- HD11.12 Parts of the site may be at risk of potential surface water or groundwater flooding because of the raised level of the A24 near the northern and eastern boundaries and possible limited gravel extraction activities in the past. A site specific flood risk assessment and a ground investigation report will be required to be undertaken prior to the planning application stage.
- HD11.13 The housing site allocation presents an realistic opportunity to deliver the more modest sized and affordable homes that closely reflect the local connection housing need and deliver community benefits, as the former nursery/allotments use and LP and NP policy requirements will not result in a site value that may otherwise preclude the delivery of genuine affordable and lower cost homes.
- HD11.14 Development proposals should therefore include:
- Landscape and Visual Impact Assessment
  - Ecological Survey
  - Protected Species Survey
  - Flood Risk Assessment
  - Soil Investigation Report

## **Policy HD12    Housing site allocation on land north of Nightingales**

**1. Land north of Nightingales is allocated for the development of between 9 and 10 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:**

- a) Demonstrate that the formation level of housing and roads respond to potential surface water run off that may arise from changes to ploughing direction in fields to the north and east and the potential emergence of ground water;
- b) Demonstrate that the housing layout and design respond positively to the challenge of mitigating the effects of traffic noise from the A24;
- c) Vehicle access is to be via the adoptable highway, Nightingales, which leads to Horsham Road and directly to the A24. A TRO application should be made and implemented, for measures to prevent parking on the adoptable highway before the development is occupied (yellow lines should be avoided if possible). A pull in bay for an ambulance on the Nightingales building side should also be included;
- d) A parking survey should be undertaken in and around Nightingales, the Oval, Old Cottages and the former fire station to inform the extent of the off site, enabling parking provision that should be provided to ensure, that with the introduction of no on street parking on Nightingales, new parking spaces are provided in the locality. Proposals for the locations of the new parking should be made in consultation with Findon Parish Council and accompany a planning application for the development;
- e) Existing on site parking spaces for Nightingales residents and visitors that will be lost to extend the access road to the site should be replaced close to the Nightingales end of the site and should include an additional 5 parking spaces for Nightingales residents and visitors to address an existing shortfall;
- f) The existing overhead mains electricity cables on the site should be diverted below ground and the pylon mounted sub station should be replaced with an upgraded network supply at ground level in a secure enclosure near the boundary and the access road, by arrangement with UKPN, the network provider.
- g) Between 6 and 7 of the new dwellings should be genuinely affordable homes with 75 % for affordable or social rent . All the dwellings should be subject

the local connection policy in the ‘made’ FNP and the affordable homes should remain affordable in perpetuity. This is a higher percentage of affordable homes than required for compliance with Submission SDNP Local Plan housing policies, but responds more closely to local housing need identified in the 2013 Findon Housing Needs Survey Report by AIRS, a Sussex rural housing enabler.

- h) Demonstrate no significant harm will be caused to ground water resources;
- i) Minimise hard surface areas on site and use permeable surfaces and soft landscaping where possible to maximise infiltration and reduce surface water run off;
- j) Enhance biodiversity, in particular to provide for local, notable and protected species;

**2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:**

- a) Where trees and hedgerows are lost, provide at least the equivalent in new tree and hedgerow planting on site. Trees and hedgerows on site boundaries should be retained with new native trees and hedgerow infilling undertaken to strengthen existing tree and hedgerow boundary screening;
- b) New planting should be suitable for pollinating species.

HD12.1      Site area: 0.4ha  
Current use: Grazing paddock (leisure)  
Environmental designations: Wider PNS area Wider EASP Zone  
Flood risk: None identified (LLFA) Susceptible to ploughed field surface water run off  
Development density: 22 dph - 25 dph

HD12.2      The site is located immediately to the north of Nightingales, a linear residential building of self contained flats initially developed by Arun DC, the housing authority at the northern end of Findon. The site is bordered on two sides by extensive areas of cultivated open downland fields but is well screened by native trees and hedgerows on all boundaries.

- HD12.3 The site is not visible in the wider downland landscape from key local Viewshed viewpoints on both sides of the valley; from the top of Stable Lane, the rural road to Gallops Farm or from the PROWs at Long Furlong and Church Hill.
- HD12.4 The site has a densely landscaped interface with the A24 at its western boundary but development proposals will need to include a background noise survey to inform detailed design proposals to ensure that new new homes meet UK, European and WHO standards for internal noise levels in habitable rooms.
- HD12.5 The mains electricity supply for the Nightingales building and other properties at the north end of Findon is routed by overhead cables which traverse the site to an on site pylon sub station. Development proposals will need to include the diversion of overhead cables below ground and provide details of an on site ground level, enclosed sub station.
- HD12.6 On street parking on the unrestricted Nightingales road has been an ongoing and unwelcome disturbance to Nightingales residents for many years and arises primarily from the shortfall of parking spaces in the Oval and at Old Cottages and the new commercial use at the former fire station. The provision of additional parking spaces in the locality is deliverable as the landowner of HD12, Arun District Council, the housing authority, are responsible for the parking shortfall at the Oval and its impact on parking in the locality and still own the freehold of the open green space at the Oval and grassed areas around the approach to Nightingales.
- HD12.7 The site has potential to provide valuable wildlife habitats and is within a wider area where protected notable species may be found. An ecological survey will be required to be submitted with a planning application.
- HD12.8 The site is at risk of surface water and ground water flooding from changes in ploughing direction in the adjoining fields at the eastern boundary which is not controllable with land use policies. A site specific flood risk assessment should accompany a planning application for development and propose a strategy for seasonal liaison with the downland Gallops Farm on ploughing patterns

and if necessary include proposals for new boundary ditches and/or a native on site surface water drainage system and balancing pond.

**HD12.9** Development proposals should therefore include:

Landscape and Visual Impact Assessment

Ecological Survey

Protected Species Survey

Flood Risk Assessment

Traffic Noise Survey

Parking Survey

## **Policy HD13 Housing site allocation at the former fire station site**

**1. The former fire station site is allocated for the development of between 3 and 4 dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:**

- a) The existing building and training tower should be carefully demolished to prevent the harm or loss to mature trees at site frontage;
- b) Vehicle access will use one one of the two existing crossovers to ensure retention of the mature trees at the site frontage;
- c) Demonstrate that the layout and design of the dwellings respond to the challenge of mitigating the impact of traffic noise from the A24;
- d) A development of self contained 1 and 2 bed apartments in form of a converted farm yard, or stable complex, using a palette of local vernacular materials to Findon, will be particularly supported. The site is an important and highly visible location at the northern entry to Findon and the design should embrace the opportunity to reflect the local rural character and unique equine heritage of this downland settlement and set a high standard for contextual infilling development in the National Park;

- e) Opportunities to have access to the communal facilities and gardens at the adjoining Nightingales complex should be explored and will be supported.

**2. In order for the redevelopment to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:**

- a) Where trees or hedgerows are lost, provide at least the equivalent in new tree and hedgerow planting on site. Trees and hedgerows at the A24 boundary are sparse. Extensive infilling with new native trees and hedgerow planting should be undertaken at this boundary.
- b) New planting should be suitable for pollinating species.

- |        |   |
|--------|---|
| HD13.1 | <p>Site area: 0.1ha<br/>           Current use: Ambulance servicing workshops<br/>           Environmental designations: Wider PNS area Wider EASP Zone<br/>           Flood risk: None identified (LLFA)<br/>           Development density: 30 dph - 40 dph</p>   |
| HD13.2 | <p>The site comprises the former fire station building and hardstandings currently occupied by an ambulance servicing and maintenance company. It is located at the northern end of Findon and is very close to the northern entry to Findon from the A24.</p>  |
| HD13.2 | <p>The site is bordered on three sides by residential development and lies inside the settlement boundary, as PDL and a brownfield site.</p>  |
| HD13.3 | <p>The native tree and hedgerow boundary to the A24, its footpath and green verge is sparse and substantial native species infilling is necessary both as landscape and traffic noise buffer.</p>   |
| HD13.4 | <p>The building is occupied under a short term lease to a private ambulance servicing company with no particular connection to Findon, or providing employment for local people. Although the 'made' FNP has a policy to support local employment and to resist the loss of local employment land use, unless it can be demonstrated that the use is redundant, the current occupier does</p> |

not provide local employment opportunities and on planning balance the sequential priority would be for housing which meets local housing need when the current lease expires.

- HD13.5 The former fire station building has no particular architectural merit or cultural heritage interest and contextual redevelopment provides an opportunity to deliver modest sized dwellings, particularly 1 and 2 bed apartments, which closely reflect one of the main local housing needs identified in the 2013 Findon Housing Needs Survey and Report undertaken by AIRS, a Sussex rural housing enabler.
- HD13.6 Sensitive contextual redevelopment provides an opportunity to reconnect the northern approach to Findon with its defining rural settlement character by the reintroduction of a building form which references local vernacular character, is low carbon, sustainable and responds positively to local connection housing need and local cultural memory.
- HD 13.7 The site adjoins the Nightingales complex where communal facilities provide the opportunity for social interaction and connection with the community in Findon. Development proposals should seek to include arrangements to share these communal facilities to encourage social interaction and closer connection with the community in this part of Findon.
- HD13.8 The site is very close to the A24 but following up to date design strategies can ensure that the impact of traffic noise and air borne pollution are successfully countered to achieve high standards of comfort and health.
- HD13.9 Development proposals should include the following:
  - Traffic Noise Survey
  - Environmental Air Pollution Survey
  - Stage 1 Contamination survey

## **Policy HD14 Extension of settlement boundary**

**The settlement boundary has been extended to include the housing allocation sites and the developed part of the south west end of Findon (Map 5). Planning permission will not be granted for any development outside the settlement boundary unless it meets the strict criteria set out in the Submission SDNP Local Plan for the special circumstances where development outside the settlement boundary may be acceptable.**

- HD14.1 It is essential to continue to protect open countryside and downland around Findon, in the parish and in the National Park. A cogent, clearly defined settlement boundary is the most effective policy approach to maintain a robust level of protection.
- HD14.2 The housing site allocations, masterplan and existing houses at the south west end of the village together form a cohesive part of the Findon settlement which justify the extension of the settlement boundary to include the existing houses at the Quadrangle and the existing houses with frontages to the A24 as well as the housing allocation sites.
- HD14.3 It is however especially important to prevent the extension of the settlement boundary at the south west end of Findon being considered as the direction of travel for any further future development beyond this settlement edge, which would put at risk a loss of settlement distinctiveness and may gradually lead to coalescence with the settlement at Findon Valley. The Local Gap ‘aspiration’ in the ‘made’ Neighbourhood Plan Community Aspirations is therefore strengthened by its inclusion, with an amended land area, as a new policy, ES1 in FNP Update 1). The land area was reviewed to ensure that only that land area necessary to retain the distinctiveness of the settlements and prevent coalescence is included in the re introduced Local Gap.

## Policy ES1

### Gaps between settlements (Local Gap)

**The Local Green Gap between the southern end of the Findon settlement and the Findon Valley settlement (Map 2A) will be protected in order to retain the separate identities and avoid coalescence of these settlements. Within these areas development will not be permitted. Any development that may be permitted under the special exceptions in the Submission SDNP Local Plan Policy SD25 must be consistent with other policies in that Plan and the Neighbourhood Plan, and must not individually, or cumulatively, lead to coalescence of the settlements.**

- ES1.1 This Local Gap, as a more blanket designation, was included as a policy in the previous Arun DC Local Plan but was only retained as a ‘community aspiration’, not a policy, in the 2016 ‘made’ Neighbourhood Plan on the recommendation of the Examiner, as a blanket designation was considered to place an unjustified restriction on the review of sites for housing allocation.
- ES1.2 With housing site allocations included in FNP Update 1 the land area and primary purposes of the Local Gap have been reviewed as this local green gap continues to be a critically important element of the landscape setting of this part of Findon and contributes very significantly to the settlement distinctiveness and identity at one of the entry points into the National Park.
- ES1.3 The Local Gap also identifies and strengthens a southern boundary of the National Park and the southern boundary of Findon parish, being not only a physical and visual break, as a Local Gap, but also an area of landscape character quality which defines an ancient parish boundary and the setting of the southern part of Findon in the landscape.
- ES1.4 A key challenge for the updated Neighbourhood Plan has been to balance the need for development with the need to minimise the impact on and conserve and enhance the landscape character and primary purposes of the Local Gap.

- ES1.5      The primary purposes and characteristics of a local gap are:
- to have an open and developed character of the land;
  - to form a visual break between settlements, actual and perceived;
  - to create a sense of travelling between settlements whether by road, or footpaths and bridleways over the countryside; and
  - for boundaries to follow natural topographical features.
- ES1.6      Only land necessary to secure the primary purposes and objectives on a long term basis should be included when defining the area of local gaps. The land area of the 'aspirational' local gap in the 'made' Neighbourhood Plan has therefore been reviewed and amended, reducing its defined land area to ensure only that land area necessary to secure the primary purposes and objectives is included in the new Local Gap. This review and land area amendment justifies the policy status given in FNP Update 1.

## **Appendix 2    Local Green Spaces (clarification to locations numbered 8.)**

### **8. The Sussex twitters between Holmcroft Gardens and High Street, Cross Lane and High Street, Soldiers Field Lane to Braeside Close and the green landscape setting to historic rural road Cross Lane and the historic quiet lane to West View and North View Cottages.**

The twitten, historic rural roads and historic quiet lanes are either a narrow path between walls, or hedgerows, or a historic narrow lane with a green landscape margin where the green margin forms an integral part of the character and tranquility of the quiet lane. In Findon these twitters, historic rural roads and quiet lanes are important features that define the rural character of the village and help provide safe, informal links between different parts of the village.

At present WSCC, the designating authority, do not yet have a ‘quiet lane’ policy in place to preserve and enhance quiet lanes but a Neighbourhood Plan can use a local green space designation to protect these defining features of rural character where they meet the criteria for designation in the NPPF.

The ‘quiet lane’ leading from Cross Lane to West View and North View Cottages relies on its tranquility and historic character from the green landscape margin of land that defines the ‘quiet lane’ and separates it from the access road to the mid 20C residential development in Paddock Way. Maps from the late 1800s show this green landscape margin of land with trees separating the access to Nepcote Lodge Stables (now Paddock Way with the mid 20C converted stables at the southern end). This reaffirms the historic importance of this ‘quiet lane’ and its green landscape margin with its links to the racehorse training heritage of Findon.

*0.20 ha NPFF: criteria 1,2,4,6,7,8*

## 7. IMPLEMENTATION

- 7.1 The planning authority, the SDNPA will refer to Local Plan policies, Neighbourhood Plan policies and FNP Update 1 policies to inform and determine its planning application decisions. Findon Parish Council is a statutory consultee on SDNPA planning applications and will be made aware of all future planning applications that are within or may affect the parish. It will seek to ensure that the Neighbourhood Plan and FNP Update 1 policies have been identified and applied properly by applicants and by SDNPA officers in their decision reports.
- 7.2 During the process of preparing the FNP Update 1 there have been ideas for addressing current matters and issues in Findon that lie outside the scope of the land use planning system to control, including:

Improve traffic management around St John the Baptist School.

Enforce the new village wide 20mph speed limit.

Reduce the speed limit on the A24 and provide safe crossing points for pedestrians and horse riders.

Improve the junction of the Quadrangle with the A24.

Support provision of a replacement pre school building.

Develop a parking strategy for the village to prevent indiscriminate parking in the High Street and Horsham Road and provide new parking spaces to deal with shortfalls particularly at Holmwood and the northern end of the village.

Encourage greater awareness and care of Findon's cultural heritage assets and traditions particularly race horse training, other equine enterprises, historic rural roads, the village/Findon farm pond, mature trees and hedgerows and unwelcome enclosure of downland.

- 7.3 Findon Parish Council have noted these matters and issues and will continue to take them forward through its normal business and in partnership with the local community and relevant stakeholders, local authorities, the county council, utility network companies and other relevant third parties.

## POLICIES MAPS

- HD9 Masterplan for south west end of Findon
- HD10a Housing Site Allocation Land at Rogers Farm
- HD10b Housing Site Allocation Land at Lister Yard
- HD11 Housing Site Allocation Part of Former Private Allotments
- HD12 Housing Site Allocation Land north of Nightingales
- HD13 Housing Site Allocation Former Fire Station
- HD14 Settlement Boundary
- ES1 Local Gap

## Map 4

# Masterplan

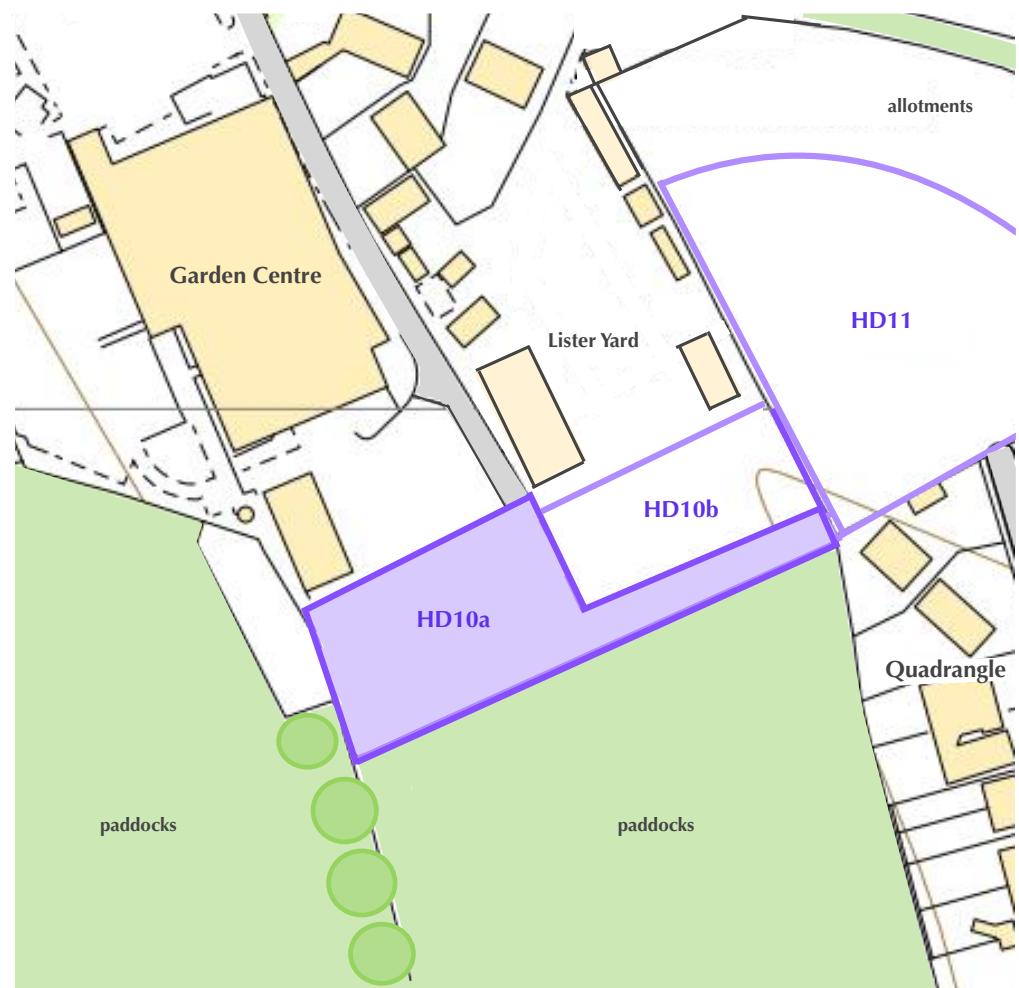
## **Findon south west end**



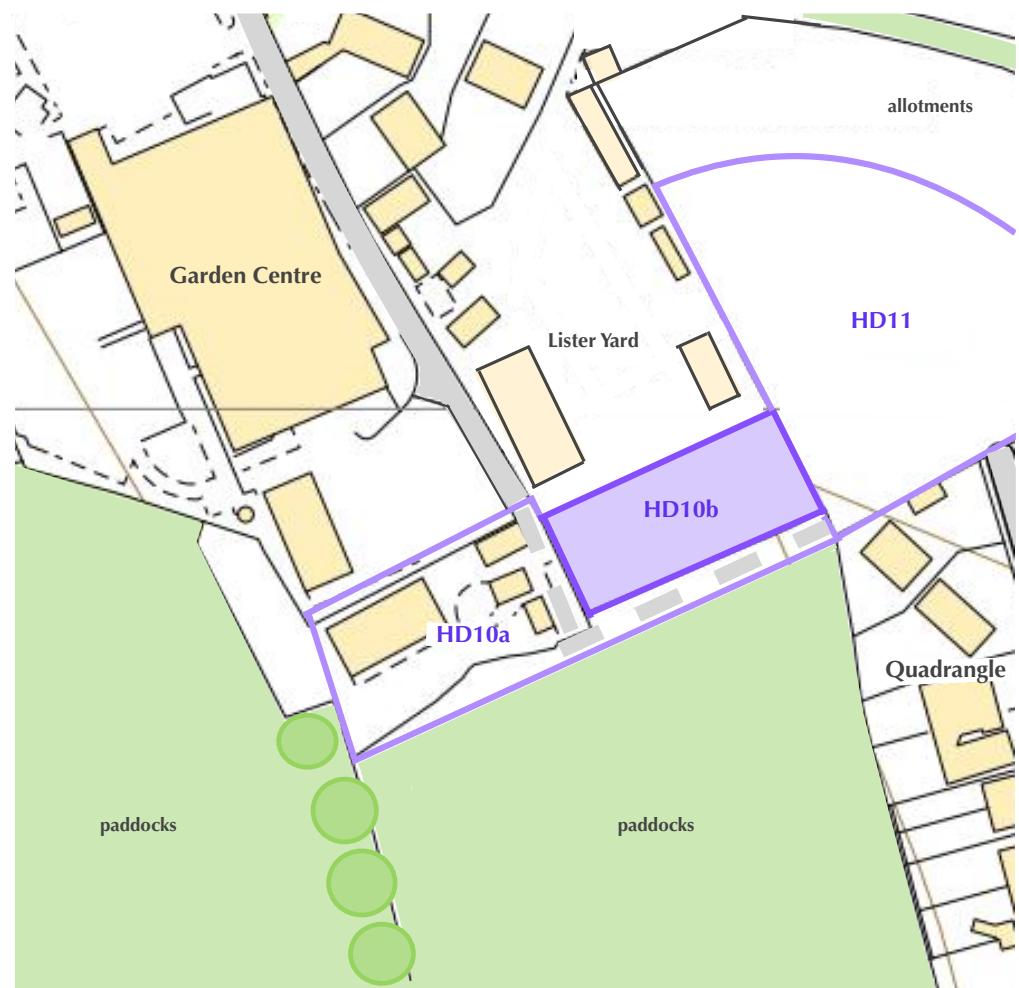
Date Created: 3-2-2018 | Map Centre (Easting/Northing): 512296 / 107876 | Scale: 1:2500 | © Crown copyright and database right. All rights reserved (00009999) 2018

**Housing site allocation HD10a**

**Land at Rogers Farm**

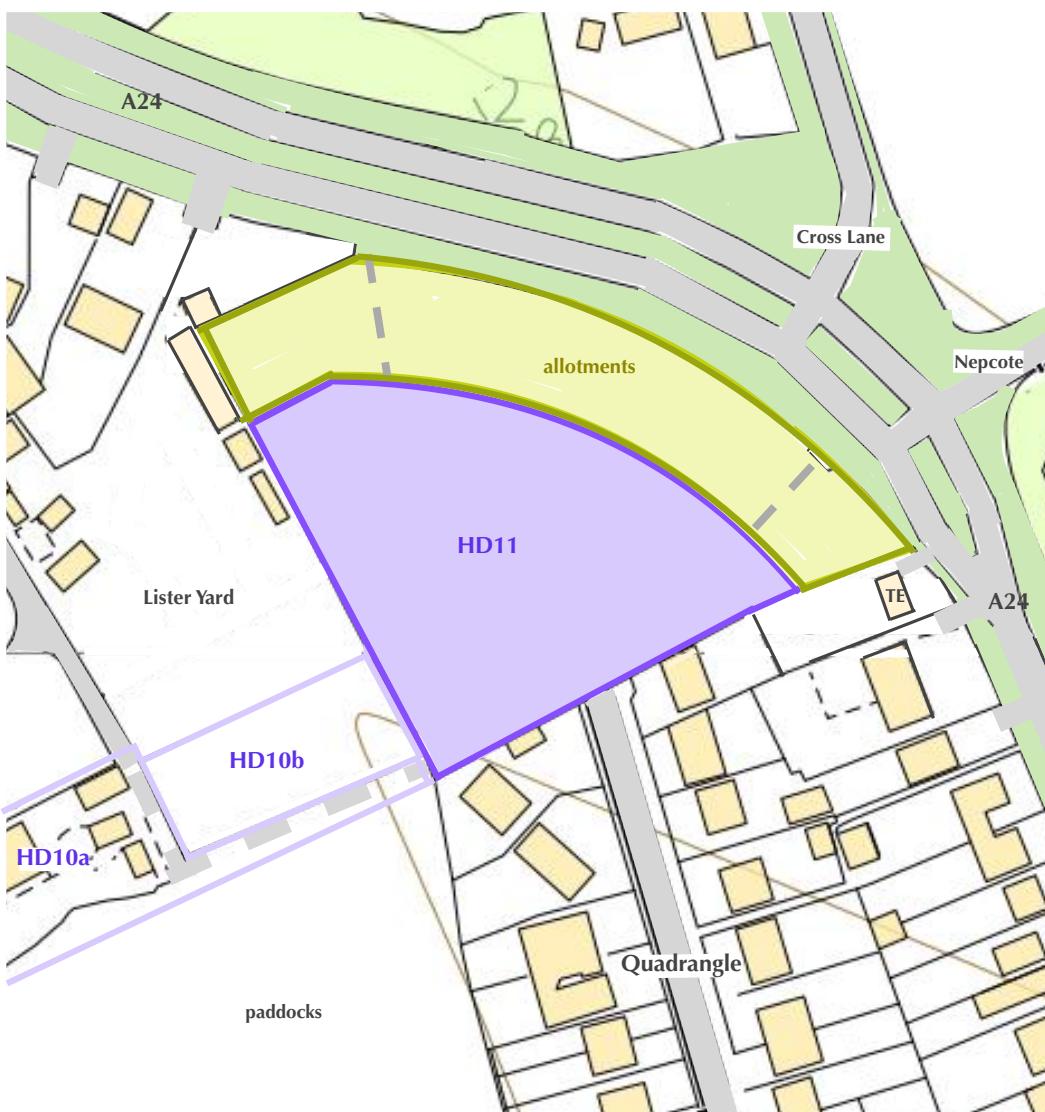


**Housing site allocation HD10b      Land at Lister Yard**

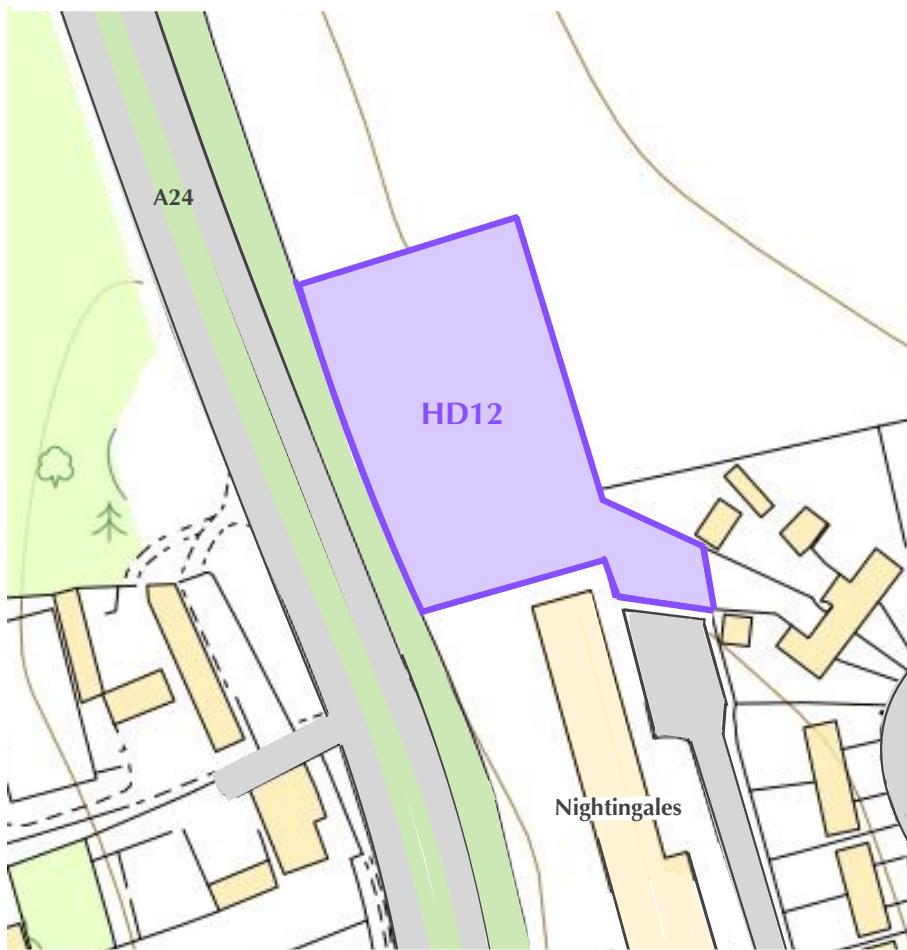


## Housing site allocation HD11

## Former private allotments



**Housing Allocation Site HD12      Land north of Nightingales**



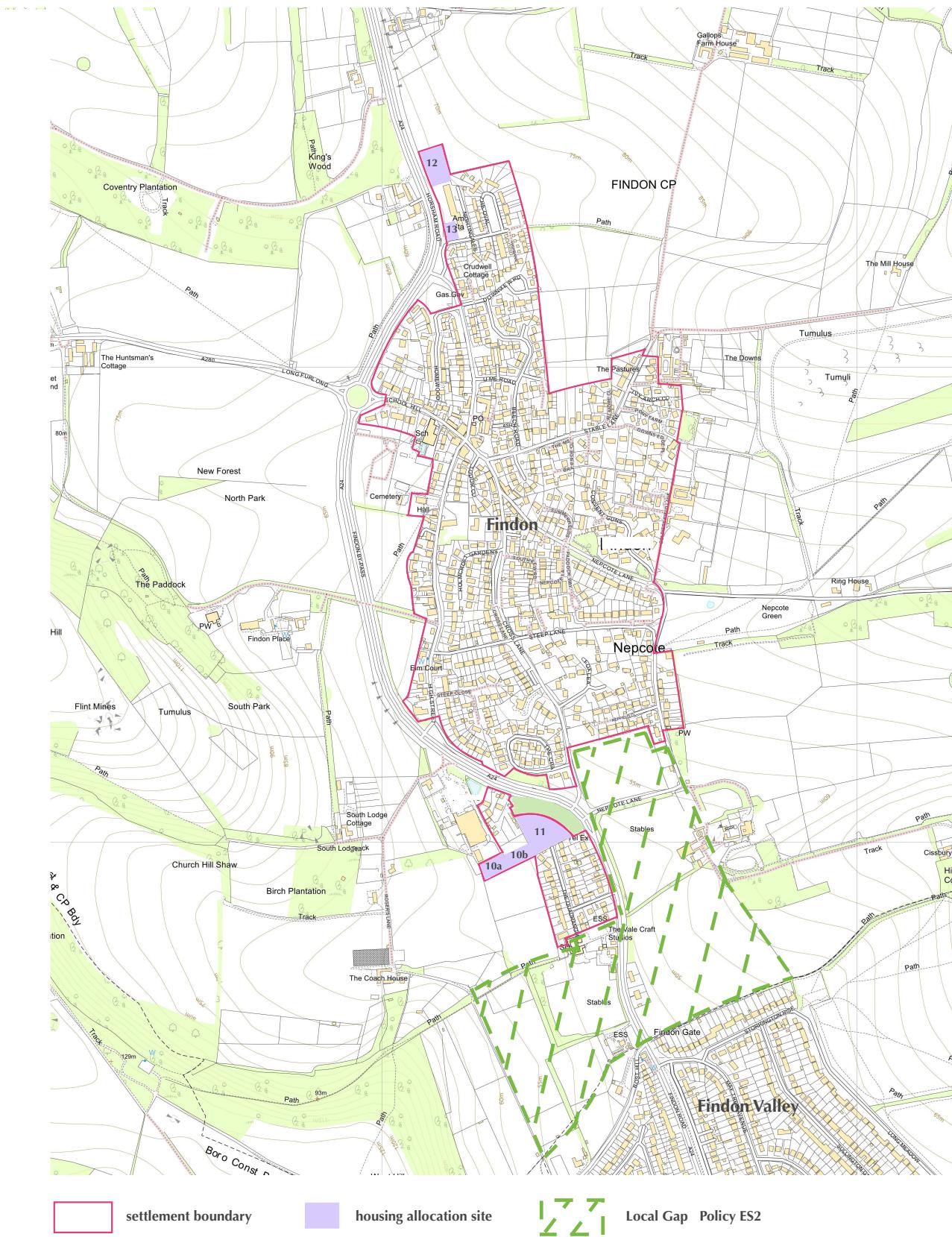
**Housing site allocation HD13      Former Fire Station**



## Map 5

## **Settlement boundary**

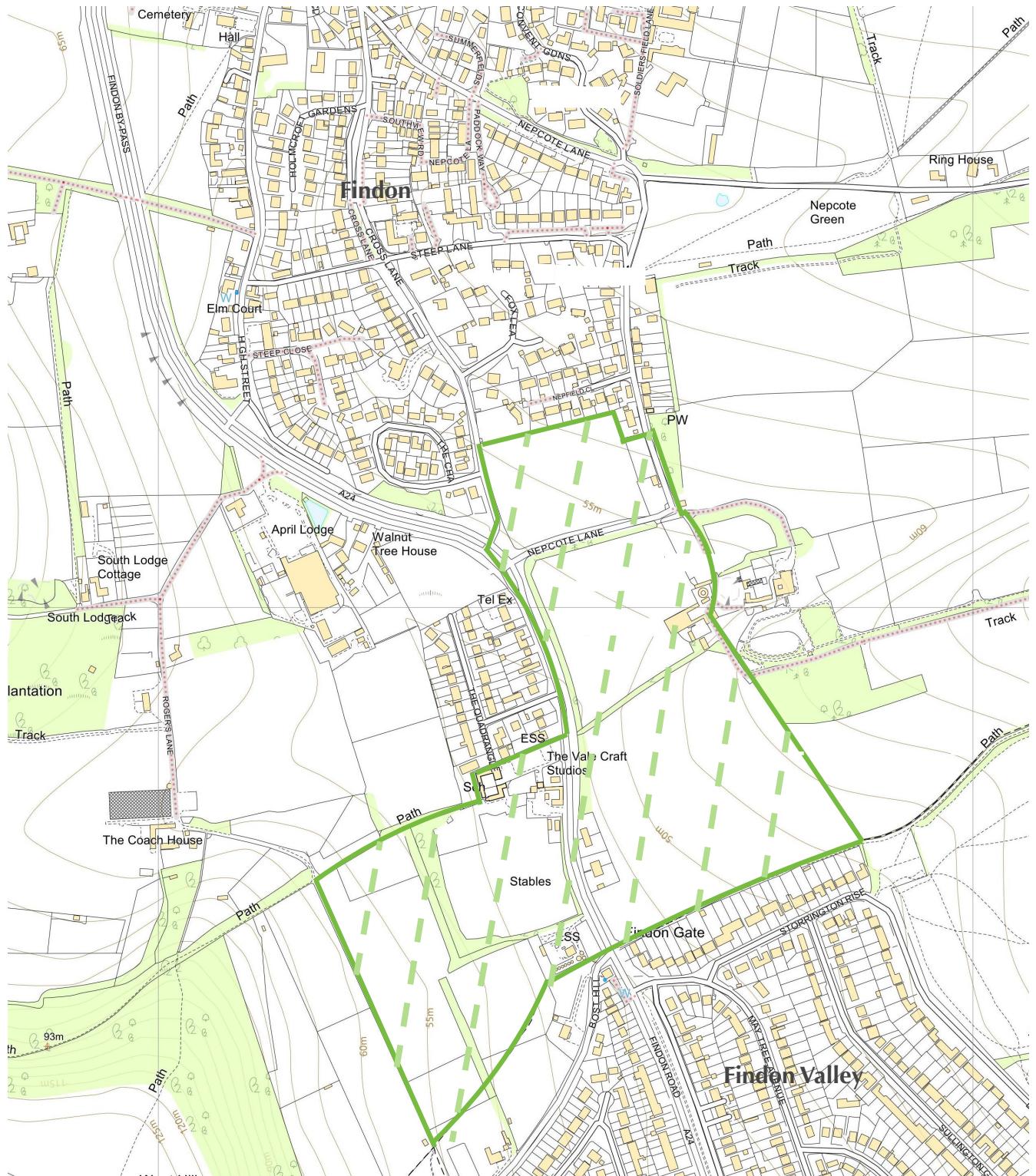
Findon



Map 2A

Local Gap

Findon\_Findon Valley



Local Gap Policy ES1

## EVIDENCE BASE

The following sources were used to inform the preparation of FNP Update 1:

- NP Residents Survey 2014
- David Hares Findon Landscape Character Assessment 2014
- Findon Neighbourhood Plan 2016 -2035
- Findon Parish Council TEP Group Traffic and Environment Studies
- SDNPA Findon SHLAAs 2015 - 2018
- SDNPA Findon Landscape Character Assessments 2016 - 2017
- UNP Working Group ‘Landscape First’ Assessments 2017
- Findon Map showing all sites, connectivity to facilities and bus routes
- UNP Working Group Local Landscape Characterisation Studies 2017
- UNP Working Group Findon Local Viewshed 2017 - 2018
- Community Engagement Event August 2017
- Housing Site Preferences Survey 1 August 2017
- Housing Site Preferences Survey 2 December 2017
- UNP Working Group Representations and Position Statements (LP Inspection)

The following background documents were also referred to:

- SDNP Preferred Options Consultation 2015
- SDNP Pre Submission Local Plan, Submission Version, Major Modifications
- SDNP Legal Opinion on Risks for FNP Update 1 with housing allocations
- National Planning Policy Framework 2012 and 2018
- DfT LTN1/04 Policy, Planning and Design for Walking and Cycling
- CIHT 2000 Guidelines for Journeys on Foot
- Arun DC Housing Strategy
- Hamilton-Baillie Roads in the South Downs



## Findon Neighbourhood Development Plan

2019 - 2035

Update 1

Part Two





Findon is a downland village, situated wholly within the South Downs National Park (SDNP).



## Findon Present, Findon Past



School Hill



The Square



The Square



The Square



Pond Green



The Square

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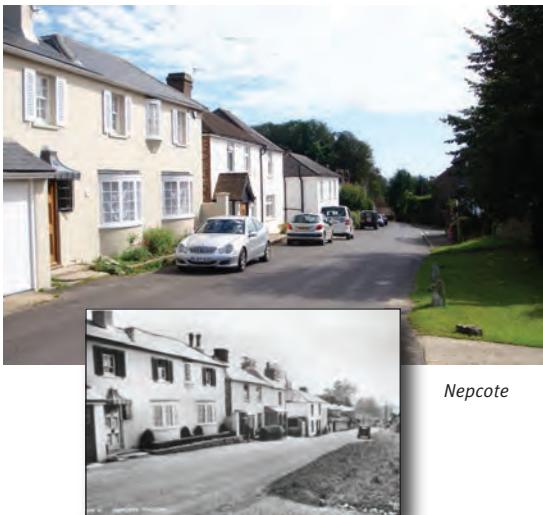
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## Findon Present, Findon Past



Nepcote



School Hill



Nepcote Green



Nepcote Lane



Hermit Terrace



High Street

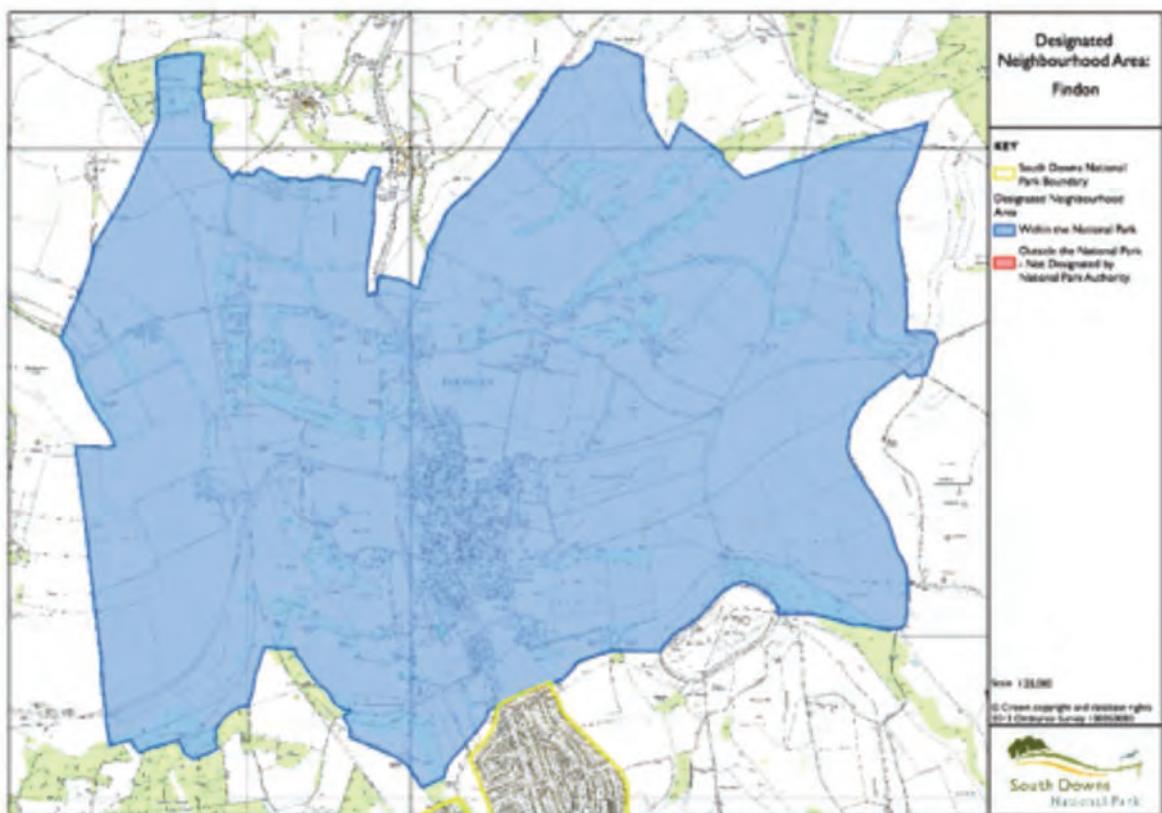
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## 1.5

## The Neighbourhood Plan Designated Area



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## 3.0 About Findon

Understanding Findon is the starting point for producing a good Plan. This is because the Findon Neighbourhood Development Plan presents a valuable opportunity to plan the future of the Parish. What are the problems that the Plan could address? What are the opportunities that the plan could make the most of?

After centuries as a farming and horse racing community Findon expanded in the mid-twentieth century, catering for workers in neighbouring towns. Its population in the 2011 census was 2,025. As identified by its residents, the most important characteristics of Findon Village are its rural, close-knit and compact nature, that it has a long history, a defined ‘heart’ (The Square), attractive buildings, good amenities, pleasant open spaces and wonderful views.

### 3.1

## History of the Parish of Findon

The Parish of Findon, famous in the county for its sheep fair and for racehorse training, straddles the wind-gap in the South Downs north of Worthing and is the only significant settlement in any of the gaps in the secondary escarpment of the South Downs. Findon, an ancient Parish, is roughly 3 miles across in each direction. In the north it follows an ancient track for some way, and in the south-east it runs round the outer earthwork of Cissbury Ring. The Parish lies entirely on the chalk, overlaid in some places by later deposits. Land use is divided between arable and pasture; much of the downland was formerly open sheepwalk. Parkland, however, has always been an important element in the landscape since the Middle Ages. Findon Park belonging to Findon manor, in the east of the Parish, existed by 1229. Creation of parkland was in progress at Findon Place in the early 18th Century. At Muntham park, north-west of the village, Lord Montague laid out plantations and apparently fishponds in the mid 18th Century. In the late 18th and early 19th centuries much work was done on both pleasure grounds and park.

The village of Findon lies in the centre of the Parish. Its original site was evidently near the church and manor-house, where a number of tracks formerly converged. The centre of the modern village is the Square, formed by the crossing of the two main roads. The shops on its east side occupy a 16th or 17th Century building, and Greypoint House on its south side is a late 18th Century building, with a garden wing of c.1830 to the east. Findon Farmhouse to the north was a working farm in the 19th Century. Most of the older buildings of the village are of flint or brick, with some rendering. Holmcroft, south of the Square, is an early 19th-Century villa.

Outlying settlements have always existed in the Parish besides the main village. Prehistoric and Romano-British settlement was widespread on the downs, and settlement continued south and west of Muntham House during the Middle Ages. Other sites of medieval settlement in the Middle Ages were at Heregrave in the north-east part of the Parish. Sheepcombe in the south and perhaps Palmer's Coombe in the south-west. The pattern of outlying farms remained in 1977.

### 3.0 About Findon: continued

Two hamlets which also survived in 1977 had existed for some time, having probably originated in the colonisation of roadside waste. North End, c. 1/2 mile north of the village on the Washington road, was mentioned c. 1485. The surviving buildings are of the 18th and 19th centuries, except for Ivy Cottage which is 17th-Century. About the same distance south-east of the village lay the hamlet of Nepcote. The surviving buildings are of the 18th and 19th centuries, except for Threshers at the south end, which is 17th-Century with 18th Century additions. East End in 1726 contained East End House, the forerunner of Cissbury House, and several other houses.

The present village developed in the late middle ages at the junction of a major east-west and a rather less important north-south highway through the South Downs. However, its history can be traced back to much earlier times.

Around 6,000 years ago Neolithic farmers started clearing the chalk hills of the South Downs, obtaining flint for axes and other tools from mines close to present day Findon. Clearing continued through the Bronze and into the Iron Age, during which the ramparts of Cissbury Ring were built (500BC). Traces of this lengthy occupation can still be seen in the outlines of small square 'Celtic Fields' and high banks known as 'Lynchets'.

In Roman and Saxon times, due to the shortage of water and improved agricultural methods, people gradually came off the hills and settled in the valleys. Findon is first mentioned in the Domesday Book of 1086, spelt as Findune, but as this name is Anglo-Saxon the community is considerably older than this record suggests.

A small medieval settlement grew up close to the old Manor of Findon and the Church (1053), although later development took place in the village's present location a little to the east. After the Black Death in 1349 the downs were largely abandoned to sheep for most of the next 600 years, generally under common rights of pasture. Agriculture provided most livelihoods and Findon remained a farming community, with about 200 inhabitants in the 17th century. By the middle of the 19th century an annual Sheep Fair on Nepcote Green was well established and racehorse training had begun on the excellent downland turf. These continue to define Findon. Principal landowners in the Parish included the Lords of Findon and Muntham manors and the owners of Cissbury estate, whilst for many years the living of Findon was a vicarage in the gift of Magdalen College, Oxford. Interestingly, Lordship of Findon Manor passed to the Parish Council in 1937 at the same time as The Wattle House was given to the Council by the previous owner.

Administratively, Findon was incorporated in Thakeham United Parishes in 1789. In 1933 it became part of Worthing Rural District, before being transferred to Arun District in the local government reorganisation of 1974.

Findon's population has grown steadily since the first census of 1801:

1801	<b>381</b>	1971	<b>1,616</b>
1871	<b>681</b>	2001	<b>1,848</b>
1931	<b>930</b>	2011	<b>2,025</b>

### 3.0 About Findon: continued

The High Street formed southwards from The Square and the Gun Inn (1450), with a number of substantial Georgian and Victorian properties built on both sides of the road. There is also a string of ancient wells, all over 200 feet deep, towards the southern end.

With the arrival of the motor car in the first half of the 20th century, major residential development began to take place in the village and the ever-increasing traffic eventually resulted in the need for a by-pass on the A24. This was completed in 1938.

A significant number of new housing developments took place in the 1930's, including The Oval and Homewood council estate and The Quadrangle. Building, particularly of bungalows, resumed post-war with completion of The Chase and the large Beech Road estate to the north of The Square (previously Findon Farm).

During this period, the hamlet of Nepcote became linked to Findon Village by housing development in Nepcote, Steep and Cross Lanes. Finally, small estates of executive homes were built towards the end of the last century, most notably Convent Gardens and Fox Lea.

To date, development has been contained within the boundary of the village, often by infilling of large gardens, but almost all such available space has now been built upon. Agricultural employment has naturally declined, but dairy and arable farms continue to thrive throughout the Parish, together with active and successful horse racing stables.

Over the last 15 year period 75% of new houses were 4 or 5 bed roomed properties.

Findon continues to be an attractive and popular place to live for all ages and family sizes. The resulting variety of differing households contributes to the dynamic mix that Findon represents. It is also seen as a destination village, popular with visitors owing to its charm, accessibility, closeness to the South Downs Way as well as its numerous pubs, restaurants and specialist shops.

A full and detailed history of the Parish can be found in the Evidence Base. (Character and Heritage Document - Evidence Base 22)

## 3.0 About Findon: continued

### 3.2 Community Profile

#### Key Statistics:

Population of **2,025** in **915** households.

Weekly household earnings estimated to be **higher** than England average.

Housing and Council tax benefits claimants, income support claimants, pension benefit claimants **less than half** the England average.

**79.5%** owner occupiers (West Sussex average 71.5%)

Population density **1.25** people per hectare (England average 4.1)

**14.7%** aged under 16 years old (England average 18.9%)

**28.2%** aged over 65 years old (England average 16.3%)

**17.9%** single pensioner households (national average 12.4%)

**4%** living in income deprivation (England average 13.5%)

**8.5%** of children living in 'out of work' households (England average 19.2%)

**10.2%** have a limiting long term illness (West Sussex average 11%)

**51.4%** of homes are detached (national average 22.3%)

**7.5%** of housing is social rented, 13% other rented  
(West Sussex averages 12.8% & 15.8% respectively)

**88.5%** of households have one or more cars (74.2% England)

Outward migration: 15-24 yrs **129**; 25-44yrs **116**; 45-64 **45**; over 65 **38**

Inward migration: 15-24yrs **135**; 25-44yrs **131**; 45-64 **63**; over 65 **26**

Net inward migration **27** (2009/10)

*Source: Community Profile compiled by Action in Rural Sussex (see Evidence Base 60).*

#### 3.3 Environment and Heritage

The village of Findon presents as a small quiet settlement situated at the foot of the South Downs: some tree lined roads, grass verges and wide strips of roadside planting of trees and hedgerows provide a range of habitats. The public rights of way, bridleways and the long distance footpath ‘The Monarch’s Way’, which link the village with the surrounding countryside, ensure that all residents and visitors are able to access Natural Greenspace (Natural England 2010).

As Findon is situated at the foot of the Downs it is visible from the open downland countryside surrounding it which is used daily by walkers, horseriders and cyclists. From Cissbury Ring, (an ancient Iron Age Fort), and the adjoining countryside, the village can be seen beyond the fields and paddocks which surround its eastern and northern boundary. For those walking the Monarchs Way the highest (eastern) entrance to the village is along a rough chalky flint, past the Gallops where racehorses train every day, past Stables, farmland and horses grazing up to the edge of the settlement boundary. For those walking the lanes and public footpaths through the village, there are constant glimpses and more of the surrounding downs. Views are a significant part of the charm of this attractive village. (source ‘Natural England’ 2010)

The equestrian heritage of the village continues with two racing stables, livery opportunities and breeding, training and showing programmes accommodating over 100 horses.

For residents and visitors alike, horses being ridden along the lanes through the village and along the bridleways are a daily experience that adds much to the quality of life. Horses grazing in the paddocks, racehorses being taken through their paces, the sound of hooves galloping across the fields or clopping on the lanes provides a sensory bridge from the past to the future. It is an important part of the heritage of the village and must be protected for the benefit of all. Grazing paddocks even within the settlement boundary have been lost over the years and those remaining are necessary to ensure the continuing presence of horses within the village and parish. A map is included in the evidence base showing the degree to which equestrianism is part of the community (see Evidence Base 5).

The main part of the village settlement lies to the east of the A24 dual carriageway and lies distinctly separate from Findon Valley, a suburb of Worthing, to the south. The separation, known as ‘The Findon Gap’, is delineated by agricultural land and is considered an important part of retaining Findon’s downland village identity.

The steep escarpment of the South Downs is an iconic part of the National Park’s landscape. Locally this is breached by the Arun and Adur rivers creating a well-defined block of downland between two major rivers with steep sided valleys.

Less apparent than the iconic primary escarpment is a secondary escarpment which is most pronounced in the Findon area where the escarpment can be traced by joining the summits of Cissbury Hill, Church Hill, Blackpatch Hill and Barpham Hill. These hills owe their origin to the dissection of the secondary escarpment by long-disappeared rivers which have left dry valleys between the hills. The most significant of these is the Findon Dry Valley (see Evidence Base 19 for maps and detail).

## **3.0      About Findon: continued**

### **3.3.1 Habitats**

The hard chalk grassland, historical sheep pasture and scrub areas support diverse plant, bird and animal species. Sympathetic woodland and hedgerow management has provided a refuge for woodland and farmland species and a primary habitat for species of conservation concern as well as acting as a barrier to soil erosion. The arable farmlands and linking safe corridors provide feeding opportunities throughout the year and overwintering stubble alleviate runoff. The Sussex Biodiversity Record centre shows it to support diverse plant, bird and animal species including some where population and range has rapidly declined in recent years.

Within the built up area of the village, despite development and in-filling, green spaces have been retained for community use. These support a range of habitats for wildlife and, most importantly, the green corridors of tree-lined (many with TPO's) grass verges, hedgerows and retained unfenced strips of roadside planting which connect them and the countryside provide foraging lines for bats, shelter for small mammals and amphibians and are a great food source for insects and birds. In terms of the local human population all residents are able to access "Natural Green-space".

The important recreational and business rewards to the local economy as well as the enjoyment that the area provides, with significant long distance bridle and cycle ways along well established routes, villages and towns cannot be underestimated. With the national Monarchs Way and South Downs National Park the Parish is in a position to enhance and preserve a valuable landscape for the future.

### **3.3.2 Ancient Woodland**

The Parish has 6 areas of designated ancient woodland (see Evidence Base 20).

### **3.3.3 SSSI**

The Parish has two areas designated as SSSI's (see Evidence Base 20).

### **3.3.4 Tree Preservation Orders**

The Parish has around 40 Tree Preservation Orders in place (see Evidence Base 27).

### **3.3.5 Listed Buildings**

The Parish has 26 listed buildings of which the Church of St John the Baptist has a Grade I listing. The church has a wealth of features dating back to at least the 12th Century and a church was mentioned in the Domesday Book (see Evidence Base 21).

### **3.3.6 Scheduled Ancient Monuments**

The Parish has six scheduled ancient monuments which include flint mines, saucer and platform barrows (see Evidence Base 33). Details of further non-scheduled archaeological remains are available from the West Sussex Historic Environment Record.

## **3.0 About Findon: continued**

### **3.3.7 Conservation Areas**

The Parish has one Conservation Area (CA) centred on the village square (see Evidence Base 28). This CA is recorded in a Supplementary Planning Guidance document issued by Arun District Council who were the planning authority at the time of the designation. It is described as being ‘centred on The Square and includes short parts of Horsham Road and School Hill, and the important Listed Buildings which stand on the street corners forming The Square. The area is characterised by tightly grouped, street-fronted buildings of attractive design and materials.’ The SDNPA will be responsible for carrying out any review of the CA.

A second Conservation Area centred on Nepcote is under consideration at the request of the Neighbourhood Plan Steering Group. This work has been prioritised by SDNPA. This addition was welcomed by the residents when presented at the open events.

### **3.3.8 Buildings or Structures of Character**

The Parish has 32 buildings listed in the ADC Supplementary Planning Document (Sept 2005) as Buildings or Structures of Character (see Evidence Base 29).

### **3.3.9 Housing**

Housing mix within the Parish is varied, but comprises predominantly detached and semi-detached dwellings (see Appendix 5 for Census data).

## **3.4 Getting Around**

### **3.4.1 Buses**

There are two bus services that run south to Worthing and north to Midhurst and Horsham, running half hourly and hourly respectively on weekdays with a more limited service at weekends and no service in the evening. The bus services do not link with the National Rail service in Worthing, either geographically or with regard to timetabling, which limits the opportunities for residents to use public transport to access services further afield and tourists/visitors to access the South Downs from further afield. FDNP would seek to encourage dialogue between the bus companies, National Rail and SDNP to facilitate a better service for residents of the Parish and travellers from further afield.

### **3.4.2 Trains**

The nearest rail station is at Worthing, some 5 miles away.

### **3.4.3 Community Transport**

Arun Co-Ordinated Community Transport is a registered not for profit charity based in Ford near Littlehampton. Founded in 1996 it became a registered charity in 2000. The organisation offers a wide range of transport solutions for clients (around 4,000 a month) to visit doctors, dentists, hospital or other appointments, but who have difficulty using public transport due to a mobility or visual disability, illness, frailty, age or other impairment. As well as conveying clients to their respective appointments, the charity also organises weekly minibus trips to local visitor attractions, restaurants and shopping centres. Around 13 residents of Findon use the service on a regular basis and Findon Parish Council makes an annual voluntary contribution to support this service.

## **3.0 About Findon: continued**

### **3.4.4 Footpaths and Bridleways**

The Parish has an extensive network of footpaths and bridleways, including the popular South Downs Way and Monarch's Way, one of the longest footpaths in England, which runs right through the village (see Evidence Base Map - 11).

### **3.4.5 Roads and traffic**

Traffic volume is a major concern to the residents of Findon. The narrow lanes in the village, which follow the route of ancient tracks and bridleways, are consistent with its rural character but are not conducive to the competing needs of pedestrians, cyclists, horse riders, cars and trucks. In many places, only single lane traffic is possible. Also, the principal road through the village, the High Street, is severely limited in width, especially through the Conservation Area. This results in the public bus, and potentially emergency vehicles, being obstructed by parked vehicles. The A24 Findon by-pass enables non-local traffic to avoid the village centre whilst access via School Hill, Nepcote or Cross Lane provides an alternative to residents of those areas. Traffic calming measures and parking restrictions need to be considered to bring about a more cohesive system of traffic management and thus help to ensure the safe passage of pedestrians of all ages, cyclists, and horse riders, who are a significant presence in the village. School Hill has particularly significant safety issues owing to its narrow dimensions, lack of adequate roadside footpaths and the presence of many cars at school drop off and pick up times.

The A24 runs in a north/south direction as a dual carriageway on the western boundary of the village. At the present time, when the school children are attending the Parish church it is necessary for the Police to attend to stop the traffic in order to allow safe passage.

Narrow lanes with consequent limited parking opportunities, causes considerable damage owing to parking on the grass verges, which are being constantly eroded at points.

Whilst it is important to encourage visitors to use the services and amenities of the village and outlying countryside, the lack of parking is a practical limitation on numbers coming to the village without causing undue congestion and inconsiderate parking (see Evidence Base 15, 16).

### **3.4.6 Street Lighting**

Despite close proximity to the large developments of Findon Valley and Worthing itself, Findon is largely free from light pollution. It is officially classed as an unlit village, with only a handful of street lights to impact upon excellent night-time sky-scapes. The majority view of residents supports maintenance of the current unlit status.

### **3.4.7 Cycling**

The network of bridleways on the South Downs around Findon attract extensive use by mountain bikers throughout the year and, indeed, during the hours of daylight and darkness. Off-road mountain biking routes link Findon to the population centres of Worthing, Steyning and Storrington but access to Findon for family cyclists is restricted by having to share the A24 and A280 with fast moving traffic.

Employment opportunities exist within the village due to the school, a range of shops, restaurants and various businesses which operate, together with employment in the care and domestic fields. Excellent road access to Brighton, Worthing, Horsham, Chichester and other places provide Findon residents with a large range of employment opportunities.

## 3.5 Employment and Enterprise

Findon Parish has a population of approximately 2,000, of whom approximately 965 (2011) are in full-time, part-time or in self-employment.

7.7% travel more than 40km to work; 7.3% work from home and 11.2% travel less than 2km to work. Source: Community Profile compiled by Action in Rural Sussex (see Evidence Base 3 and 4).

### 3.5.1 Businesses

Findon is very much a working Parish, with over 100 businesses which include:

- A large nursery/garden centre, incorporating several ancillary businesses;
- Several smaller retail units, including a Post Office/general store, butcher and shoe shop;
- Several hospitality-based businesses, including a hotel, three public houses, three restaurants and a tearoom;
- Livery and racehorse training stables and other equestrian-related businesses;
- A crematorium;
- Several farms;
- Numerous home-based businesses, covering a large variety of occupations and services (see Evidence Base 6,7).

Health and Social Care is the largest employment sector with retail then construction second and third. Managerial and professional occupations are both higher than the national average.

### 3.5.2 Tourism

There are several natural and other attractions located either in or close to the Parish, including:

- Nepcote Green (iconic views and of special local amenity value for residents, families, children, young people, dog walkers and the annual Sheep Fair);
- Findon Parish church (11th Century);
- Cissbury Ring (The second largest hill fort in England – maintained by the National Trust);
- Chanctonbury Ring - accessible from the village via public footpaths;
- The South Downs Way (popular with cyclists and hikers);
- Numerous public footpaths and bridleways;
- Several historic pubs and restaurants, as well as a hotel catering for weddings and special events;
- The Gallops – race horse training, jumping including a bespoke sand gallop located on the Downs;
- Tourist accommodation comprising hotel facilities at Findon Manor Hotel and the Village House plus a limited number of self catering units (see Evidence Base 8).

## **3.0 About Findon: continued**

### **3.5.3 Broadband/Communications Infrastructure**

Poor broadband connectivity was quoted as the single most important improvement needed by businesses in the Parish. Since 2015 faster broadband is being made available to most parts of the village, with further improvements still ongoing (Evidence Base 9).

## **3.6 Community Facilities and Wellbeing**

Findon Parish has a range of community services and facilities which support the health and well being of the local community. These include footpaths, allotments, recreation and leisure facilities as well as a primary school.

The community profile shows that 84% of residents are satisfied with the local area as a place to live and 62% feel they belong to the neighbourhood (Evidence Base 18).**3.6.1 Schools**

### ***St John the Baptist Church of England Primary School***

There has been a school in the village since the 1830's. It is situated in the heart of the village and caters for 4-11 year old children. There are currently over 150 pupils. Of the 103 families with children at the school, 63 are residents of the Parish. The school is well respected and its popularity has an impact on the village in terms of parking, transport and property availability.

### ***Findon Village Pre-School***

Findon Village Pre-school is situated behind the Village Hall and caters for 2-5 year old children. There are 4 qualified members of staff who provide a curriculum for the children based on the Revised Early Years Foundation Stage guidance. In the Village Survey 12% of residents use the Pre-school regularly or occasionally but 72% think it is important to have the facility in the village (Evidence Base 17).

### ***Lambs Tails***

Lambs Tails is a group activity for 0-4 year old children accompanied by parents or carers, and meets in the Village Hall. It is run by parent volunteers.

### **3.6.2 Churches**

St John the Baptist Church of England church was founded in the 11th Century, and is set apart from the village on the west side of the A24. It is of a good size and its mixture of new pews and chairs can easily accommodate up to 200 people.

### **3.6.3 Medical and Care facilities**

There is no general doctor's or dentist's surgery located within the Parish. Most residents travel to the Limetree Surgery in Findon Valley, approximately 1.7 miles away from the village centre.

### ***Nightingales Sheltered Housing***

The property is owned by Arun District Council who are responsible for allocating residents. The facilities are managed by Family Mosaic, a national housing association, and cater well for those with mobility issues. There is no resident warden, but support is provided via a helpline. Limetree Surgery from Findon Valley provides on-site medical support for residents on a fortnightly basis.

## **3.0 About Findon: continued**

### **3.6.4 Recreation**

#### ***Village Hall***

The Village Hall was built and opened in 1938, and since that time has remained in constant use. There are currently approximately 10 local organisations using the facility on a regular basis, with several other organisations using it on an adhoc basis. The Village Hall is an important amenity to the residents and visitors in terms of the activities and social opportunities it offers.

#### ***Glebeland***

An area of land behind the Village Hall which was purchased by the Parish Council approximately 4 years ago. On this land the pre-school building and a public football/basketball court are located.

#### ***Pond Green***

A small green in the centre of the village, owned by Arun District Council, which hosts local events such as country dancing and an Easter open air church service.

#### ***Nepcote Green***

The registered Village Green. The Wattle House, a Grade II listed building on the Green, is also owned by the Parish Council and is used for the storage of equipment used at the annual Sheep Fair. Nepcote Green is an iconic symbol of Findon and a popular area for dog walkers.

#### ***Homewood Playground***

This green space, sometimes known as ‘The Park’, is a small, unfenced, grassed area at the north end of the village owned by Arun District Council. Near the entrance is a small area with play equipment for toddlers and young children.

#### ***Swimming Pool***

The pool is a unique facility, unusual for a village the size of Findon. It is a heated, outdoor pool, built by village residents in 1966 in the grounds, and for the use, of the St John the Baptist primary school. To assist in maintenance costs, it was subsequently opened to the general public. It is run by a committee of volunteers who are responsible for maintenance, supervision, publicity and fundraising.

#### ***Cricket Club***

Findon cricket club was formed in 1897. It has its own ground, situated just to the west of the village. The club has approximately 500 members of which 62 are Parish residents.

#### ***Allotments***

At present there are 9 full-size allotments in Findon provided by the Parish Council, 4 of which are shared giving a total of 13 plots. In addition, a local landowner currently provides a further 10 small allotments on an informal basis initially to members of the Findon Gardens Association. There are currently 12 residents on the Parish Council waiting list for allotments.

#### ***Basketball Court***

The Basketball area situated behind the Village Hall is undergoing a conversion into a multi sport pitch for both football and basketball. The local primary school will have secure access when using the pitch. The community will have open access at all other times.

#### ***Mobile Library***

The mobile library service comes to the village on alternate weeks.

## 4.0 Vision and Core Objectives

### 4.1 Vision Statement

The vision for Findon in 20 years time seeks to capture the community's views and aspirations for the Parish. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

*Findon Parish will continue to be an attractive place to live. It will maintain its intrinsic rural character whilst allowing for sustainable development and improving local services.*

*The Parish will be connected to the wider South Downs National Park and its neighbours through a network of cycleways and footpaths. Local shops will continue to flourish within the village providing an important part of daily community life. Local businesses and those working from home will benefit from an enhanced broadband service with the ability to expand to local small start-up business premises.*

### 4.2 Core Objectives

The vision is underpinned by a clear set of core objectives that seek to make a positive contribution to sustainable growth within Findon Parish, both economically, environmentally and socially.

Our core objectives are to:

- Support new residential development which complements the current character and cultural heritage of the village and which also is sustainable in terms of infrastructure to the village in general;
- Maintain an attractive mixture of green spaces and residential properties;
- Encourage, where both possible and viable, appropriate infrastructure including health, transport and community facilities, to meet the needs of all in the community;
- Ensure that new development does not increase flood risk to existing properties or land within the boundary of the Parish or within that of its immediate neighbours;
- Support housing development which meets identified needs where such housing is appropriate to its environment, and meets statutory planning guidelines and the intentions set out in this FDNP;
- Support measures to best ensure the safety of pedestrians, cyclists and horseriders, to minimise traffic congestion, to reduce inconsiderate parking and to best ensure that school children can walk to and from school with minimum risk of injury from vehicles;
- Conserve and protect the views of the surrounding countryside from and to the village for the benefit of residents and visitors to the South Downs National Park.

## 5.0 Neighbourhood Plan Policies

### 5.1 Introduction

The preceding section sets out the overall vision for Findon. The following sections set out the policies to support the vision. The policies are grouped under the following topics:

- Business and Tourism
- Getting Around
- Community Facilities and Wellbeing
- Environment and Sustainability
- Housing and Design Quality

Each topic has its own section, broken down into objectives and policies relating to those objectives. Each policy is set out in bold type, followed by text providing a justification.

### 5.2 Sustainable Development

The FNDP supports the principles of sustainable development as set out in the NPPF namely:

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural wellbeing; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”

The principles of sustainable development are part of the same framework which sets out the protection of the landscape as mirrored in the South Downs Local Plan

## 5.0 Neighbourhood Plan Policies: continued

“Great weight should be given to conserving landscape and scenic beauty in national parks, which have the highest status of protection in relation to landscape and scenic beauty along with the Broads and Areas of Outstanding Natural Beauty“.

Each policy within the Plan has been assessed against the principles set out in the NPPF as well as against the objectives set out in the FNDP

## 5.0 Neighbourhood Plan Policies: continued

### 5.3 Business and Tourism

#### Objectives

1. Maintain and secure the future and character of the village and Parish which is distinguished by a distinct equestrian and semi-rural character and which is supportive of its centrally located shops, pubs and restaurants.
2. Ensure Findon remains a sustainable working village which is attractive as a location for self employment, small businesses and people working from home.
3. Ensure Findon Parish and village supports sustainable rural tourism aimed at walkers, cyclists and horseriders in particular but which seeks to minimise the traffic flow problems to maintain its narrow country lanes.
4. Promote reliable and fast Broadband to support new and existing businesses and all members of the Parish community and visitors.

#### Policy BT1 *Support for business*

*Development proposals to upgrade or extend existing employment sites will be supported unless the proposal would cause unacceptable harm to the amenities of surrounding properties, landscape, wildlife and cultural heritage.*

- BT1.1 To encourage and attract business to Findon is important given the limited amount of employment opportunities.

#### Policy BT2 *Retention of employment land*

*Proposals for the redevelopment or change of use of land or buildings categorised in employment use to non-employment uses shall not be permitted, unless the existing use can be shown to be no longer economically viable. Evidence should be provided by the developer that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no sale or let has been achieved.*

*Residential development will not be permitted in locations where the amenities of future residents would be adversely affected by noise, smell or disturbance from existing employment uses*

- BT2.1 Opportunities for employment within the village are limited which contributes to the amount of out commuting each day. Small scale employment sites contribute to the liveliness and activity in the village and also support trade in village shops.

## 5.0 Neighbourhood Plan Policies: continued

- BT2.2 New residential development should be located to ensure there is no impact on existing commercial uses by way of noise, smell or traffic. This is considered important as too often new residential properties complain about established businesses, causing them to relocate or limiting their business activities.

### **Policy BT3 Support for new commercial uses**

*Change of use to Class B1 uses (including light industry) and new development for such uses will be supported, where the impact on the amenity of the area , landscape, wildlife and cultural heritage is not unacceptable and other policy considerations are complied with. Change to Class B2 uses (general industry) or Class B8 (distribution and storage) will generally be resisted.*

- BT3.1 Light industrial uses will be supported. However, general industrial use (B2) and distribution and storage (B8) are considered inappropriate for the Parish due to the heavy goods traffic they can generate. Any increase in heavy goods traffic will have a detrimental effect on the Parish and on existing businesses.

### **Policy BT4 Retention of retail frontages**

*Change of use from retail will not be permitted unless it can be demonstrated that retailing is no longer a viable use, particularly by the premises having remained vacant for at least a 12 month period despite reasonable attempts to market the premises for retail purposes on reasonable terms and conditions. (Evidence that the unit has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative retail uses have been fully explored will be required).*

- BT4.1 The character of the village centre rests largely on its retail frontages and so it is important that they be retained. Such retail uses are an important resource for businesses, visitors and residents.
- BT4.2 The village shops in Findon are an essential part of the fabric of life for many residents. Out of town shopping and online shopping makes it hard for small local shops to compete. The Plan seeks to support and promote local shops and businesses.

## 5.0 Neighbourhood Plan Policies: continued

### Policy BT5 Car Parking

*Proposals which remove existing parking in the vicinity of existing retail and commercial premises will not be supported. Proposals which reduce existing available parking in the Parish will be resisted. Any commercial enterprise applying for permission which would result in a reduction of off street parking will not be supported.*

- BT5.1 Car parking is seen as vital to supporting the shops, businesses and tourism within the village and existing car parking issues must not be exacerbated. Excessive on street parking not only causes congestion, but poses a risk to the safety of pedestrians, cyclists and horse riders. Any increase to this should be avoided.

### Policy BT6 Shopfront and business signage

*Proposals for signs will be supported where they are proportionate and in keeping with the area surrounding the business. Illuminated signs and advertisements will not normally be permitted.*

- BT6.1 Inappropriate signage in this rural location can significantly harm the amenities and setting of the surrounding area.
- BT6.2 Illuminated signs are not considered appropriate and would detract from the Findon Neighbourhood Development Plan policy CFW7, the SDNPA ‘dark sky’ objectives and the Village unlit status as well as being visually imposing.

### Policy BT7 Improving signage

*Proposals for the improvement of signage for local facilities will be supported, provided that they are appropriate to their surroundings.*

- BT7.1 Improving signage to promote the facilities available in Findon will support local shops, businesses and tourism. The DoT document ‘Reducing Sign Clutter’ recognises the fact that over-provision of traffic signs can have a detrimental effect on the environment and can dilute more important messages. Reductions in signage ‘clutter’ will be supported.

## 5.0 Neighbourhood Plan Policies: continued

### **Policy BT8 Sustainable Recreational and tourism activities**

*Development proposals that provide facilities for recreation and tourist activities will be supported throughout the parish provided that:*

- *the siting, scale and design respects the character of the surrounding area, including any historic and natural assets;*
- *the local road network is capable of accommodating the additional traffic movements;*
- *adequate parking is provided on the site.*

BT8.1 Sustainable tourism which is appropriate to the overall character of the Parish will benefit the local economy the rural landscape and biodiversity.

### **Policy BT9 Communications infrastructure.**

*All new residential, employment and commercial development must be designed to connect to high quality communications infrastructure. Support will be given for proposals that help to provide improved/additional connectivity for the Parish as a whole provided that they make use of all available technologies to minimise their impact on the landscape.*

BT9.1 The importance of high quality communications connectivity to allow access to online services, build businesses, improve educational opportunities and for simply keeping in touch with family and friends is critical. Results from the 2014 residents survey indicated that lack of connectivity was stifling business expansion. The West Sussex County Council Better Connected Broadband Delivery Plan supports the need for high quality communications infrastructure within the county area.

### **Policy BT10 Home Working**

*Proposals to build office accommodation in the curtilage of a domestic building for self-employment purposes will be supported only if the impact on the amenity of adjoining properties is acceptable in terms of:*

- *the siting, scale and design respects the character of the surrounding area, including any historic and natural assets;*
- *adequate parking is provided on the site.*

*Conditions to prevent the subsequent conversion of such accommodation to independent residential use must be applied.*

BT10.1 Home working is a significant feature of Findon as can be seen from the Survey Results (see Evidence Base 2).

## 5.0 Neighbourhood Plan Policies: continued

### **Policy BT11 Redundant Agricultural and Rural Buildings**

*Conversion of redundant agricultural and other rural buildings outside the built up area boundary will be supported. Buildings must be structurally sound, where no major alterations to the external fabric and no significant additions are required, where features or fabric of architectural or historic interest are retained and where the proposals comply with other development plan policies. Conversion to live/work units will also be supported.*

BT11.1 The re-use of redundant agricultural building for small business use can bring vital employment into such areas and prevent redundant buildings from falling into disrepair.

### 5.4 Getting Around

#### Objectives

Support sustainable forms of transport (walking, cycling, horse riding and public transport), through the promotion of new cycle ways and connections to the Findon Valley cycle path to the South and the top of Washington Bostal to the North.

1. To support initiatives that seek to preserve the pre 1840 historic rural roads and quiet lanes.
2. Support initiatives that reduce the CO<sub>2</sub> emissions and other airborne pollutants associated with road traffic.
3. Support development in the most sustainable locations e.g. where they are close to existing shops and services.
4. Promote the identification of and designation of "Quiet Lanes" throughout the Parish to enhance their tranquility and beauty, improve user safety, widen transport choice and contribute to a growing QL Network.
5. Promote and support initiatives that improve pedestrian safety and safer routes to local schools and promote roadside and path maintenance to ensure that essential signs are always visible.
6. Support appropriate reductions in road side signage and highway furniture and measures to create a more attractive streetscape particularly in the village centre.
7. Promote and support traffic speed reduction such as through the provision of 'village gateways' at the entry points to the village and the introduction of a 20mph speed limit throughout the village centre and adjoining 'quiet lanes'.
8. Promote road user education and awareness of the road environment (drivers, cyclists, pedestrians and horse riders) to improve user behavior on narrow and unlit roads which attract a wide range of users.
9. Promote and support initiatives on the A24 that seek to reduce speed, improve sight lines and reduce noise.

## 5.0 Neighbourhood Plan Policies: continued

### Policy GA1 Sustainable Transport

*Development proposals that significantly increase travel demand will only be supported where they can demonstrate that:*

- *they extend or improve walking and cycling routes by making land available for those purposes where appropriate;*
- *they are located in places accessible to public and community transport or can improve the accessibility of the site to public and community transport by contributing to the provision of enhanced services;*
- *they do not result in the loss of any existing footpaths or cycle paths.*

- GA1.1 Connections within the Parish and to and from neighbouring towns and villages are important as they support a range of community facilities such as shops, medical facilities and schools. Reduction in traffic volumes and speeds on the narrow roads used to access these services must be encouraged.
- GA1.2 Improvements to public and community transport will be encouraged, particularly in view of the age profile of local residents and the need for traffic reduction.
- GA1.3 The Parish Council will promote community liaison with bus service providers to minimise duplication, to improve the range of destinations and to enhance information on timetables, routes, services and stops within the village

### Policy GA2 Footpath and cycle path network

*Support will be given, subject to other policies in this Plan, to proposals that improve and extend the existing footpath and cycle path network, allowing better access to the local amenities and services, to green spaces, to new housing where appropriate and to the open countryside. New development should provide improvements to the network where possible and must not reduce or diminish the effectiveness of the network. Support will be given for new cycle links from Findon southwards to Worthing connecting with the existing Findon Valley cycle path and northwards to the top of Washington Bostal giving access to the rural network of lanes in the South Downs National Park.*

- GA2.1 Although cycle and equestrian access to the village of Findon is difficult there is much movement within the Parish and, once in the village, access to the surrounding countryside is generally good for pedestrians, cyclists and horse-riders. The plan seeks to promote the maintenance of existing footpath and bridle path networks and to expand cycle path provision, initially through support for new cycle links from Findon southwards to Worthing connecting with the existing Findon Valley cycle path, and northwards to the top of Washington Bostal giving access to the rural network of lanes in the South Downs National Park. The plan supports the creation of equestrian crossings on the A24. The plan will promote path and signage maintenance in tandem with local volunteer initiatives, such as that supported by West Sussex County Council. These initiatives are seen to promote health benefits, to improve user-safety, to reduce pollution, to reduce vehicle traffic, to help sustain rural businesses and improve access to the rural environment.

## **5.0 Neighbourhood Plan Policies: continued**

- GA2.2 Working with the local schools and the Highway Authority school travel plans will be reviewed/developed and promoted. Safer routes to the local schools will be identified as part of these plans and the necessary improvements or additions will be provided. Consideration will be given to warning lights at school drop off and pick up times.
- GA2.3 The Parish will adopt a Community Action Plan which will identify infrastructure priorities within the Parish.

### ***Policy GA3 Parking and new development***

*Proposals must provide adequate parking in accordance with the standards adopted at the time.  
Proposals that would result in a loss of parking spaces will be resisted.*

- GA3.1 Parking issues and inappropriate vehicle speeds blight the Parish.

### ***Policy GA4 See: Community Aspirations***

### ***Policy GA5 See: Community Aspirations***

## 5.0 Neighbourhood Plan Policies: continued

### 5.5 Community Facilities and Wellbeing

#### Objectives

1. To promote a safe and cohesive community with access to a wider range of local facilities.
2. To promote new play provision within the Parish.
3. To ensure that new community facilities are inclusive and accessible to all.
4. To support and promote initiatives that benefit community food production such as allotments and community orchards.
5. To ensure that valued green and open space is protected from development.
6. Maintain the ‘unlit’ status of the village.

#### Policy CFW1 Independent Living

*New, converted and extended independent living and care homes will be supported provided that the design and scale of development are in keeping with the character of the location, that the impact on the amenity of surrounding properties in terms of siting, parking, noise, design and external appearance is acceptable and they comply with other relevant policies in the development plan.*

CFW1.1 Provision is limited to meet the demands of people with disabilities and our ageing population (28.2% aged over 65 years old - England average 16.3% see Evidence Base 18).

#### Policy CFW2 Medical facilities

*Proposals for medical and dental facilities will be supported provided that the impact on the amenity of surrounding properties in terms of siting, parking, noise, design and external appearance is acceptable.*

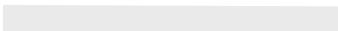
CFW2.1 The community would benefit from the provision of medical facilities in the village.

## 5.0 Neighbourhood Plan Policies: continued

### **Policy CFW3 Recreation facilities**

*Existing open spaces including school playing fields, outdoor sport and recreation land should not be built on. The provision of recreational facilities, including ancillary buildings such as changing rooms will be supported provided that their design and scale are in keeping with the landscape and local character and that the impact on the amenity of surrounding properties in terms of siting, parking, noise, design and external appearance is acceptable.*

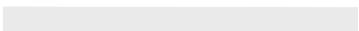
CFW3.1 Survey results show how well valued the leisure facilities are to residents and visitors but have also identified a need for improvements and additional facilities.



### **Policy CFW4 Provision of allotments**

*If land formally designated as, but not being used for allotments becomes available and there is a Parish Council waiting list for allotments, its use for allotments will be supported (See Map 1)..*

CFW4.1 The 2014 survey identified a need for additional allotment provision within the Parish. Allotments are a place of social connectivity and not only provide opportunities to grow food but also contribute to local wildlife habitat and improved health and fitness.

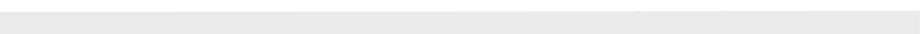


### **Policy CFW5 Assets of community value**

*Proposals that will enhance the viability and/or community value of any property included in the register of Assets of Community Value will be supported. Proposals that result in the loss of such a property or in significant harm to its community value will be resisted, unless it can clearly be demonstrated the continuing operation of the property is no longer economically viable.*

CFW 5.1 The buildings in Findon currently proposed for inclusion in the Register of Assets of Community Value are listed in Appendix 1. They are recognised as significant in the economic, social viability and sustainability of the community.

CFW5.2 The loss of any of the shops and the Post Office in the village would have a significant impact on the community. The public houses are part of the social fabric of the village as is the village hall. Each asset is a major feature of daily life for residents and each plays a central part in the vitality of the Parish and the sense of community.



## 5.0 Neighbourhood Plan Policies: continued

### Policy CFW6 Local Green Space

*The areas shown in Appendix 2 and accompanying map are designated as Local Green Space. Proposals for development of these areas will not be permitted except in special circumstances.*

CFW6.1 These open spaces are very important as places of tranquility, beauty and wildlife.

CFW6.2 The NPPF paragraph 76 states that “by designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances and that Local Green Space should be managed in line with the policy for Green Belts.”

### Policy CFW7 Local Open Space

*The areas listed in Appendix 3 and accompanying map are designated as Local Open Space. Proposals for development in these areas will not be permitted unless it can be demonstrated that:*

- *The benefits of the development outweigh any identified harm;*
- *There are no reasonable alternative sites available.*

CFW7.1 Our outdoor spaces are vital to maintaining a happy and healthy community. Surveys have shown how much they mean to residents and visitors. These open spaces contribute to the open and pleasant ambience of the area and are used for exercise and children’s play but also contribute to wildlife biodiversity and habitat.

### Policy CFW8 Dark Night Skies

*Development proposals which detract from the unlit environment of the Parish will not be supported. The importance of dark skies will be respected throughout the Parish as a priority. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds.*

CFW8.1 Findon is one of the few places left in the south east of England where light pollution is minimal and the full night sky can be seen. Findon will seek to develop this status as part of its tourism offering (reference [darkskydiscovery.org.uk](http://darkskydiscovery.org.uk)).

## 5.0 Neighbourhood Plan Policies: continued

### 5.6 Environment and Sustainability

#### Objectives

1. Ensure that flood risk and water pollution is minimised throughout the Parish.
2. Conserve and enhance local hedgerows, watercourses and wildlife corridors for their landscape and wildlife value in partnership with local landowners.
3. Conserve and enhance designated and non-designated heritage assets (including listed buildings, scheduled monuments, the Conservation Area and buildings of special character) which contribute to the heritage value and setting of the Parish
4. Support sustainable forms of energy generation
5. Link local landscape and wildlife corridors to wider networks including Green Infrastructure Corridors and public rights of way
6. Enhance and conserve the countryside within the Parish

**Policy ES1** *See: Community Aspirations* [New ES1 policy in Part One](#)

**Policy ES2** *Surface water management*

*New development, apart from small residential and commercial extensions, will not be approved unless it can be demonstrated that the development will not increase the risk of flooding either to itself or other land, arising from the carrying out and the use of the development.*

*Any planning permission for new development which will increase surface water run off will be subject to a condition requiring that full details of the proposed surface water drainage scheme has been submitted (including details of its route, design and specification and details of its management and maintenance) and have been approved in writing by the Local Planning Authority. The development shall not be occupied until the drainage scheme has been implemented in accordance with the agreed details.*

*Consideration must be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternative to conventional drainage where appropriate. Sustainable drainage systems on private property, whether they are private or adopted, must be approved by the Local Planning Authority prior to the commencement of development.*

*All new or replacement driveways or on-site parking areas must be constructed of permeable materials.*

- ES2.1 Findon Village has suffered several major floods in recent history, notably in 2010, 2012 and 2014. Heavy rain on recently ploughed fields in 2002 resulted in more than 100 tonnes of topsoil being deposited into the heart of the village causing many thousands of pounds worth of damage.
- ES2.2 Findon has several country lanes that lack any type of modern drains. One example is Nepcote Lane from Cissbury Ring to the village square, (a similar scenario occurs along the section of Nepcote Lane which runs through Nepcote and down to the A24 just

## 5.0 Neighbourhood Plan Policies: continued

south of Cross Lane). With its natural fall into the village, excess rainwater will flow down Nepcote Lane from Cissbury Ring, and, having travelled approximately a mile without any drains prior to its junction with Convent Gardens, and continues via modern drains on towards the square. A major contributor to this problem is the lack of gully clearing and the Parish Council will lobby the Local Authority and local landowners to ensure that gullies are regularly cleared and riparian rights enforced.

- ES2.3 Findon Village has in the past few years been suffering flash flooding, and over the past three years the Parish Council has been carrying out a study into the matter with a view to finding solutions to the problem. In 2015, WSCC's 'Operation Watershed' was utilised to address some of specific problems in the Nepcote Lane area.
- ES2.4 In 2010, the Government passed a new Act, the Flood and Water Management Act, which identifies a Lead Local Flood Authority (LLFA) to establish and maintain a register of structures or features which, in the opinion of the authority, are likely to have a significant effect on a flood risk in its area.

### **Policy ES3 Protection of trees and hedgerows**

*Development that damages or results in the loss of ancient woodland or trees of arboricultural and amenity value, trees subject to a Tree Preservation Order or loss of hedgerows or significant ground cover and irreplaceable habitat will be resisted unless the need for, and benefits of, the development in that location clearly outweigh the loss.*

*Development proposals must be designed to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows. Proposals which affect sites with existing trees or hedgerows should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.*

- ES3.1 Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenities of an area and must be resisted. Loss of areas of ground cover and habitat can have a significant effect on wildlife. Hedgerows play an important part in the rural landscape and in habitat. Unmaintained they develop into rows of trees with distinctively different habitats (Evidence Base 27, 31).
- ES3.2 Apart from contributing to the character of the Parish, these areas provide an essential environmental purpose in particular with Paddock Way/Westview Terrace. Rainwater gushing along Nepcote Lane poses a constant flood risk, and pouring down the steep incline of Paddock Way contributes to that problem. The existing mature trees act as a natural sponge, helping to absorb much of this rainwater and without them Westview Terrace would be flooded.

## 5.0 Neighbourhood Plan Policies: continued

### Policy ES4 Renewable Energy

*Proposals for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties in Findon will be supported provided that:*

- (a) *The energy generating infrastructure is located as close as practicable and is in proportion to the scale of the existing buildings or proposed development it is intended to serve and;*
- (b) *The siting, scale, design and impact on landscape, heritage assets, views and wildlife of the energy generating infrastructure is minimised and does not compromise public safety and allows continued safe use of public rights of way and;*
- (c) *Adjoining uses are not adversely impacted in terms of noise, vibration, or electro-magnetic interference and;*
- (d) *Where appropriate, the energy generating infrastructure and its installation complies with the Micro-generation Certification Scheme or equivalent standard;*
- (e) *Energy generating infrastructure is not sited on agricultural land.*

- ES4.1 The Arun DC Energy Efficiency Strategy 2009-2013 actively encourages the use of renewable energy schemes and the Parish Council supports this approach.
- ES4.2 Micro-generation Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies micro-generation technologies used to produce electricity and heat from renewable sources.
- ES4.3 Maintaining the agricultural land uses surrounding the Parish is of paramount importance to this rural Parish, not just for the employment that it supports but also the biodiversity it supports.

### Policy ES5 Buildings or Structures of Special Character

*The Buildings and Structures of Character as designated by ADC SPD 2005 (see Appendix 6) are of significant local interest and contribute to Findon's distinctiveness and historic character. The effect of a proposal on the significance of these non designated heritage assets will be taken into account in determining an application in order to avoid or minimise conflict between the heritage asset's conservation and their contribution to Findon's distinctiveness.*

- ES5.1 These building contribute to the quality and character of Findon.
- ES5.2 The Parish Council will work with the SDNPA to seek to add additional buildings to the list and to consider removal of permitted development rights to ensure the unique features of the buildings are not lost. A survey has been undertaken which identifies all historical flint walls throughout the Parish. The PC will seek to have these added to the list of Buildings and Structures of Special Character when it is reviewed by SDNPA as they meet selection criteria 1,2,3 and 5 of the SPD.

## 5.0 Neighbourhood Plan Policies: continued

### **Policy ES6 Conservation Areas**

*Proposals that would adversely affect the special interest of the Conservation Area (see Map 2) or its setting, or of any future Conservation Areas will not be supported.*

- ES6.1 Conservation Areas are important both historically and visually. It is important that developments that might affect views into and out of a Conservation area are strictly controlled.
- ES6.2 Work is underway with SDNPA to designate the area at Nepcote as a Conservation Area.

### **Policy ES7 Flint Walls**

*Development proposals that result in the removal, reduction or replacement of flint walls listed in Appendix 4 will not normally be permitted.*

- ES7.1 The flint walls contribute to the character of the Parish and its architectural heritage. Development proposals that seek to destroy any flint walling will not normally be supported.

## 5.0 Neighbourhood Plan Policies: continued

### 5.7 Housing and Design Quality

#### Objectives

1. Seek to ensure that new dwellings contribute towards any local connection need for smaller, lower cost and affordable homes;
2. Ensure new housing is integrated with either the built character context or the landscape character context and/or the landscape of its immediate surroundings, depending on its specific location;
3. Encourage high quality design in local vernacular, contemporary and rural forms and materials;
4. Favour proposals which reduce the carbon footprint through layout, design, low energy technologies and materials, building methods and end user facilities.

**Policy HD1** See: *Community Aspirations* [New HD1 Policy in Part One](#)

**Policy HD2** *Local Connection*

*Affordable housing will be subject to planning conditions and/or planning obligations to require the first occupants to be existing residents of Findon Parish with a Findon connection meeting one of the following criteria:*

- (a) *a person who currently lives in the Parish and wishing to move to a smaller property in order to release larger accommodation*
- (b) *a person who currently lives in the Parish and has an appropriate housing need because their family size has increased*
- (c) *a person who currently lives in the Parish and wishes to transfer to a similar sized property*
- (d) *a person from the Parish who is subject to a planned management transfer based on medical grounds*
- (e) *a person who has previously lived in the Parish for 5 or more years up to the age of 16*
- (f) *the first period of occupancy in accordance with the above criteria to be for a minimum of three months thereafter occupation (subject to the same criteria) may be extended to the neighbouring parish of Clapham for a further three months. Thereafter, the property may be offered on the open market.*

*The criteria (a) to (f) will apply strictly to Rural Exception Sites, in line with Arun District Council Housing policy, and will be applied to other sites where the updates to the survey of local housing demand provide evidence of unmet locally expressed need.*

## 5.0 Neighbourhood Plan Policies: continued

HD2.1 Evidence gained through the Parish survey indicates a requirement for local homes to enable local people to stay in the village (see Evidence Base 41). Indeed the NPPF [redacted] allows neighbourhood plans to contain a distinct local approach to that set out in strategic policy and this is being used to try to ensure that the local community has the best possible chance to benefit from new affordable homes. ADC Housing Allocations Scheme PEC2 refers.

### Policy HD3 Live/Work Units

*Live/work units will be supported where the occupier or their family live and work in the unit and where the proposals comply with other Neighbourhood Plan policies and emerging National Park policies.*

- HD3.1 It is recognised that live/work units are not the same use as home working from a spare room. Live/work units provide an opportunity for an individual or a family to carry on their trade or profession adjoining their home which might otherwise involve a significant amount of traveling beyond the Parish or giving up residency in the Parish.
- HD3.2 It is important however to ensure that the work activities are not of such a nature that they would adversely impact on the amenity of neighbours and the local community and consequently not all work activities will be acceptable.
- HD3.3 The relative scale of live/work units should relate to the built environment context or the rural edge landscape context of the specific location. The work unit part should be no greater than fifty per cent of the floor area of the residential part and the height of the work unit part no greater than 3.6 metres unless an acceptable case can be made for a greater area and height.

### Policy HD4 Self Build Houses

*Individual or small groups of self build houses, built for owner occupation, will be supported subject to compliance with other development plan policies.*

- HD4.1 The NPPF recognises that there should be more opportunities for people to build individual houses, or groups of individuals to build small groups of houses in the UK and that local planning policy should encourage sites to be made available even as part of general need housing allocations, for self build houses.
- HD4.2 The SDNPA Initial Consultation Options showed a preferred option to make sites available for self build houses in the National Park within or on the edge of existing settlements.
- HD4.3 The Government has established a Custom Build programme which seeks to increase the level of self-build or custom-build schemes coming forward across the country.

## 5.0 Neighbourhood Plan Policies: continued

- HD4.4 An individual or family, or group of individuals, friends or family commissioning an individual house design and arranging for a local builder to construct a new house(s) will be considered as self build where the individual, friends or family take on the project management role. A builder arranging for the design and constructing new houses to be sold ‘off plan’ will not be considered as self build.

### **Policy HD5 Alterations and Roof Extensions**

*Proposals to alter, extend, or raise the roof of bungalows will be supported provided that their design and scale are in keeping with the landscape and local character and that the impact on the amenity of surrounding properties in terms of siting, design and external appearance is acceptable.*

- HD5.1 Raising the roof of bungalows will generally be limited to forming 1 1/2 storey houses with individual dormers although in some cases it may be acceptable to form a part, two storey part 1 1/2 house. Where a full two storey or part two storey house is proposed the roof pitch shall be not more than 35 degrees to avoid an over high building form in these locations. Proposals for 1 1/2 storey houses may have roof pitches above 45 degrees to provide more useable floor space and encourage more variety in building form in these locations.
- HD5.2 Extending roof spaces can provide additional affordable accommodation for the young and the elderly to remain in the family home.

### **Policy HD6 See: Community Aspirations**

## 5.0 Neighbourhood Plan Policies: continued

### Policy HD7 Design of development

*The design of development is encouraged to follow the guidance set out in the Findon Village Design Statement (see Appendix 4) which seeks to ‘ensure that the valued physical qualities and characteristics of the village and its surroundings are conserved, protected or improved.’ The use of local stone and flint will be encouraged.*

- HD7.1 Findon village is a compact downland village. It has outlying settlements to the South and North. The hamlet of Nepcote is included within the settlement boundary but the hamlet of North End is excluded. It has mixed density housing of various architectural styles and periods ranging from medieval to modern traditional, all with attractive views and perspectives throughout. The design of any new development should be sensitive to the established characteristics of the built environment within and surrounding the Village.
- HD7.2 Policy G5.1 of the Findon Village Design Statement states ‘The heritage architecture of the Village is characterised by the use of flint walls, local stone or tiles for roofs and the decorative oval ‘Findon’ windows in wood or metal. Current examples should be preserved and the use of such features in new builds encouraged.

### Policy HD8 Outdoor space

*Proposals for new housing development should include good quality outdoor amenity space - either private gardens or a shared amenity area. The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality having regard to topography, shadowing (from buildings and landscape features) and privacy.*

- HD8.1 Good quality outdoor space improves recreation opportunities for young and old, contributes to the open feel of the village and provides opportunities to increase biodiversity. It also largely reflects the current layout of the Parish.

## 5.0 Neighbourhood Plan Policies: continued

### 5.8 Supporting Evidence/Background Documents

The following were used in the creation of the Plan:

#### **Supporting Evidence**

Residents' Survey 2014  
Community Engagement Events 2014 and 2015  
Findon Listed Buildings  
Findon TPOs  
Action in Rural Sussex - Community Profile  
Natural England Designations  
Findon Conservation Area  
Findon Character and Heritage Report  
Findon Flooding and Drainage Report  
Findon Scheduled Monuments  
Housing Site Appraisal Report  
Landscape Character Assessment - David Hare  
Sussex Biodiversity Centre - Desktop Biodiversity Report  
Dept. of Transport Accident Reports 2005-2013

#### **Background Documents**

South Downs National Park Access Network and Accessible Natural Greenspace Study 2014  
South Downs National Park Management Plan  
Flood and Water Management Act (2010)  
[\*\*South Downs National Park Local Plan 2019\*\*](#)

Flood and Water Management Act (2010)  
National Planning Policy Framework (NPPF)  
ADC - SPD - Buildings or Structures of Character Adopted September 2005  
The Quiet Lanes and Home Zones (England) Regulations 2006

## Findon Past



## **Appendix 1: Assets of Community Value - *Policy CFW5***

**The Parish Council is proposing that the following buildings are assessed by Arun District Council for designation as Assets of Community Value as a result of their acknowledged importance to the life and enjoyment of the community**

- 1. The Post Office /Village shop**
- 2. Peckhams Butchers**
- 3. The Village Hall**
- 4. The Gun Inn**
- 5. The Village House PH**
- 6. St John the Baptist C of E Primary School (including the Swimming Pool)**

The assets listed in this policy are all considered to meet the definition of the Act, i.e. that “a community asset is a local building or piece of land which the community considers furthers the social wellbeing interests of the Parish. Each community is free to decide for itself what it values.” All the assets selected are considered to be buildings and uses of some considerable longstanding in the local community and with which local people have a strong affinity.

The inclusion of these sites on the local planning authority’s register of Assets of Community Value will provide the Council or other community organisations within the Parish with an opportunity to bid to acquire on behalf of the local community the asset once placed of sale on the open market.

## Appendix 2: Local Green Spaces - Policy CFW6

The NPPF para. 76 defines Local Green Space as:

The Local Green Space designation will not be appropriate for most green areas or open space.  
The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- where the green area concerned is local in character and is not an extensive tract of land.

The phrase “local in character” is open to various interpretations. Here it is interpreted as meaning an area that is contained within clearly defined physical boundaries and occupies only a very small fraction of the total Neighbourhood Plan area.

The open rural aspect of the Parish and its fairly large land mass means that local people have suggested areas that are usually multifunctional, the reasons for nominating them being typically there use for social connectivity and events as well as there wildlife and beauty.  
Each piece of land was assessed using the following rating:

in close proximity	1
demonstrably special	2
beauty	3
historic significance	4
recreational value	5
tranquility	6
richness of wildlife	7
local in character	8
extensive tract of land	R

**Total cumulative amount of land proposed as Local Green Space = 4.46ha.**

**Represents 0.27% of the total Parish land area of 1614ha.**

## Appendix 2: Local Green Spaces: continued



### **1. Pond Green**

A small green at the hub of the village which hosts local events such as country dancing and an Easter open air church service.

0.09 ha NPPF : 1,2,3,4,5,8

### **2. Homewood Green and Play Area**

This space incorporates a children's playground and an area for dog walking and general exercise. Although not in the centre of the village, this is situated in a densely populated area and is well utilised .

0.31ha      NPPF: 1,2,5,8

### **3. Cricket Field**

The field used by Findon Cricket Club is situated on the edge of the village and offers panoramic views of the South Downs and wooded areas. Cricket matches are played here each weekend throughout the summer, when refreshment facilities are available.

2.11ha      NPPF 1,2,3,4,5,8

### **4. St John the Baptist School Playing Field**

The school field hosts several events each year including a Fete and Firework display. Findon Swimming Pool is located within this area. An outdoor heated pool, it is used extensively by residents throughout the summer.

0.68ha      NPPF: 1,2,5,8

## Appendix 2: Local Green Spaces: continued

### **5. The grassed area adjoining the Village Hall**

This area is used extensively throughout the summer for flower shows and other outdoor events. It is also on occasions hired out, generating useful income to help maintain the village hall. It is a grassed area which is surrounded by well-established trees.

*0.35ha      NPPF: 1,5,8*

### **6. Open areas at village entrances**

The grass verges help maintain the character of the Parish. Each of the entrances to Findon has an open grassed area and there are several within the village. This is in keeping with the character of the Parish and provides an attractive introduction to visitors and maintains the rural aspect of the Parish.

*0.21ha total      NPPF: 1,8*

### **7. The lane and public footpath from Findon Church to the High Street crossing the A24, forming part on the Monarch's Way**

Apart from the historic significance of the Monarchs Way, which passes through Findon on its 615 mile journey, this lane provides pedestrian access from the Village to the Parish Church. It is also an area of beauty, lined on either side by a number a well established trees.

*0.20ha      NPPF: 1,2,3,4,5,7,8*

### **~~8. The Sussex Twittens between Holmcroft Garden and High Street, Cross Lane and the High Street and Soldiers Field to Braeside Close~~ Clarified in Part One Appendix 2**

The Twitten is unique to the South of England and is described as a narrow path between two walls or hedges. In Findon these twittens help to provide safe access through the Parish.

*0.10ha      NPPF: 1,2,4,5,8*

### **9. Footpath along Convent Garden/Nepcote Lane (signposted 'Private Footpath')**

This path surrounded by a wooded area provides safe access where there is no public footpath.

*0.41ha      NPPF: 1,2,5,8*

## Appendix 3: Local Open Space

The following areas are considered to be Local Open Spaces. They each contribute to the open feel of the Parish and are places valued by residents.

Open Space is defined as land laid out as a public garden or used for purposes of public recreation.



### **1. The green area at The Oval**

This is an area of communal grassland surrounded by houses which provides a vista for residents with unrestricted views across the local countryside.

### **2. Small grassed area on the east side of Horsham Road**

This is an area of communal grassland with a bench.

### **3. The green area at Downview Road**

This is an area of communal grassland surrounded by houses which provides a vista for residents with unrestricted views across the local countryside.

### **4. The green area at Horseshoe Close**

This is an area of communal grassland surrounded by houses which provides a vista for residents.

## Appendix 4: List of Flint Walls - *Policy ES7*

Location	Length Paces	Height Metres	Condition Good/Fair/Poor	Character Good/Fair/Poor
3 Steep Lane	2.50	1.50	Good	Good
3 Steep Lane	29.00	1.50 & dropping	Good	Good
2 Steep Lane	10.50	2.00	Poor & covered in ivy	Good
Between 2 Steep Lane/37 High St	8.00	1.75	Good	Good
37 High Street	10.00	2.00	Moderate (5m) & Poor (5m) Ivy covered	Fair
52 High Street	6.00	1.50	Good (Wall) - Poor (Coping)	Good
64 High Street	11.00	1.50 & 1.00	Good (Wall) - Varied (Coping)	Good
64 High Street	12.00	2.50	Good with so- me ivy	Good
37 High Street	3.50 x 3.50 x 1.50	2.00	Good	Good
39 High Street	5.00	1.00	Good	Fair
41 High Street (The Coach House)	10.00	2.50	Poor (Dividing wall from no. 39)	Poor
41 High Street (The Coach House)	2.00	2.25	Poor with some weed	Good
Elm Court	19.00	1.00	Poor & covered in ivy	Poor
2 Holmbush Cottages, High Street	4.00 x 2.00	0.75	Fair	Good
78 High Street	5.00	0.75	Fair - large pie- ce recently chipped from wall, needs re- pair	Good
Crossways, Cross Lane	5.00	2.00	Poor	Poor
Crossways, Cross Lane	5.00	2.00	Poor & covered in ivy	Poor

Appendix 4. List of Flint Walls: continued

Location	Length Paces	Height Metres	Condition Good/Fair/Poor	Character Good/Fair/Poor
Priory Cottage (pathway entrance walls)	1.00	1.00	Good	Poor
Nepcote, Steep Lane	18.00	1.25 & dropping	Fair (some holes developing)	Good
The Leigs, Steep Lane	46.00	1.25	Poor (but mixed) very damaged around Sycamore tree.	Good
Nepcote Green	180.00	2.00 & dropping	Varies from Good to Poor	Good
Coachmans, Nepcote	7.00 x 3.00 x 1.50	1.00	Fair	Good
Running Horse	15.00 x 24.0 x 8.00	3.00	Fair - Shrub covered	Good
4 Nepcote Lane	3.00 x 10.00 x 1.50			Good
Sandstone, Nepcote Lane	4.00	1.00	Good	Fair
8 Nepcote Lane	4.00	1.00	Fair - Shrub covered	Fair
10 Nepcote Lane	6.00	1.00	Fair - but covered	Good
Myrtle Croft, Nepcote	9.00	1.50 & dropping	Fair	Good
Middle Nepcote, Nepcote	4.00 6.00	about 1.25	Completely covered Completely covered	Poor Poor
Sunny Nook, Nepcote	9.50	1.25	Poor	Good
Bramleys, Nepcote	8.00	1.00	Good but modern	Good
Well House, 15 Nepcote Lane, Nepcote	10.00	1.50	Covered in ivy & creeper	Good
1&2	8.00 x 7.00	1.00	Covered in ivy & creeper	Good
1&2 Elder Cottages, Nepcote Lane	24.00	1.50	Mostly good, modern repairs	Good
Cissbury	28.00 x 24.00 x 36.00	1.50	Completely covered	Good

**Appendix 4. List of Flint Walls: continued**

Location	Length Paces	Height Metres	Condition Good/Fair/Poor	Character Good/Fair/Poor
Threshers	35 x 32	1.50	Good	Good
Cissbury corner to gate From gate to A24	26.00 28.00	1.50	Good (partially new) Very poor, broken, dilapidated and overgrown	Good Poor
East Lodge, High Street	36.00	1.00 variable	Good	Good
Avery's & Monarch's Way	40.00	3.00	Covered in ivy & creeper	Good
Avery's & High Street	25.00	3.00	Good	Good
Grey Walls, 52 High Street	5.00	0.50	Good	Good
Artists / Daisy / The Studio, High Street	24.00	2.00	Fair	Good
Ladywell, High Street	6.00	0.75	Good	Good
Moonrakers, 38 High Street	5.00	1.75	Good	Good
Chevenings, 36 High Street	9.00	1.00	Good	Good
Between 26 & 24 High Street	20.00	2.00 variable	Fair	Fair
Between 22 & 24 High Street	12.00		Good	Fair
Between Garages & Peter's House	15	1.5	Good	Fair
The Gun, High Street	28	2	Poor	Good
Rear of 14 Holmcroft Gdns in High Street	14	1.75	Good but one big crack	Good with brick fillers
Rear of Holmcroft House	20 x 10	2.00 variable	Good	Good
Findon Manor	26	3	Poor, with poor repairs. More req	Good
as above	7	3 variable	Good	Good
Surrounding gardens Findon Manor		3	Mixed	Good
Wall between 1 HighSt &		2.75	Some good others botched repairs	Good
6 Grey Point, High Street	5	3	Good	Good
Grey Point House, The Square	2 x 20	3 & 1	Good, but alterations been made	Good

Appendix 4. List of Flint Walls: continued

Location	Length Paces	Height Metres	Condition Good/Fair/Poor	Character Good/Fair/Poor
Tudor Close, East Side	55	1.5	Mixed, some overgrown. Fencing with metal posts screwed to wall	Fair but varied
Between 1 & 2 Tudor Close	9	3	Overgrown and hidden	Poor
4 Nepcote Lane	8	1	Good	Good
The Old Post Office, Nepcote Lane	4	0.5	Good, topped with seats cut in	Good
Marigold Cottage, Cross Lane	3	1	Good	Good
Fig Tree Cottage, Cross Lane	9	1.5	Poor, bad repairs made	Good
Kenseys, Cross Lane	11 & drop-ping	1 x 2.5	Good but attention req to lower part	Good
Rear of 4 St Johns Cottages in Cross Lane	2		Poor, totally overgrown	Fair (should be good)
Manor Cottage, Cross Lane	2	2.5	Poor, overgrown	Fair (should be good)
Malt House, Cross Lane	35 x 12	2.5	Good, some modern repairs & cracks	Good
15 Cross Lane	6	1.25	Good	Good
Cross Lane, East Side below bank	30		Totally overgrown	Poor (should be good)
29 Cross Lane	9	1.2	Poor, overgrown	Good
Twitten (Cross Lane to High Street) alongside Kenseys	50 x 23	2.5 x 4.00	Varied, some modern repairs	Good
Findon Manor, backing onto Twitten	22	2.5	Good, some ivy	Good
Findon Manor, north wall in Twitten	41	Broken	Poor, covered in ivy	Good
40 Nepcote Lane	8	0.25	Good	Fair
West View Terrace	23	2.5	Good where seen-some cracks	Good
Cherry Tree, Nepcote Lane	10	1.5	Good	Good

Appendix 4. List of Flint Walls: continued

Location	Length Paces	Height Metres	Condition <i>Good/Fair/Poor</i>	Character <i>Good/Fair/Poor</i>
At front between 20 & 18 Nepcote Lane	4		Continues out of sight between gardens	Good
At front between 16 & 14 St Johns Cottages, Nepcote Lane	5	3.25	Poor	Good
4 St Johns Cottages, Nepcote Lane	3	0.25	Fair	Good
3 St Johns Cottages, Nepcote Lane	2.5	1.25	Fair	Good
Marigold Cottage, Nepcote Lane	7		Good	Good
Forge Cottage, Nepcote Lane	8	1	Fair	Good
Gun Cottage, School Hill	9	1.5	Good	Good
North End Farm on A24	50m	1m	Mostly covered with ivy	Poor
North End Lane leading to Findon Park House	300m	1m	Mostly covered with ivy	Poor
Entrance to Muntham A24	20m	1.3m	Coverage of ivy on Muntham Road	Fair
Entrance to Muntham A24/Surrounding Cottages	40m	1m	None	Fair-Good
North End Farm A24 entrance			Ivy covered	Fair
Lane of North End leading to New Cottages and Findon Park Farm			Ivy covered	Fair
Muntham Entrance			None	Good
Muntham Entrance surrounding cottages			None	Good

Appendix 4. List of Flint Walls: continued

Location	Dimensions Length x Height	Coping Yes/No	Condition Good/Fair/Poor 1/2/3	Character Value	Comments
Tajdar Restaurant	20 x 1.5m	Y (brick)	G	2	Modern. Panels within brickwork
Village House carpark	15 x 2m (max)	N	F	1	Painted white
Newagents (north)	9 x 2m	Y (brick)	G	2	Panels within brickwork
Newagents (next garages)	4 x 2m	Y (brick)	G	2	Panels within brickwork
The Willows	25 x 1m	Y (brick)	G	2	Stepped, largely ivy covered
Opposite The Willows	2 x 2m	N	F	2	
Tajdar corner	2 x 2m	N	G	1	Curved
The Willows rear (north)	18 x 2m	Y (brick)	G	2	Panels within brickwork
Lime Tree Cottage - Honeysuckle Cottage	45 x 0.75m	Y (concrete)	G	3	Flint facing to brick garden wall
Nos 8 - 12 Beech Road	38 x 0.7m	Y (concrete)	G	3	Flint facing to brick garden wall
Corner of Ash Close	6 x 1.5m	Y (brick+con c)	G	3	Panels within brickwork
Giffords Stables - north 1	20 x 0.7m	N	P	3	Ivy covered
Giffords Stables - north 2	8 x 2m	Y (brick)	G	2	Panels within brickwork
Giffords Stables - north 3	3.5 x 1.5m	N	G	1	
Giffords Stables - west corner	6 x 1m	N	G	2	
'Downside'	2 x 1m	N	G	1	

Appendix 4. List of Flint Walls: continued

Location	Dimensions Length x Height	Coping Yes/No	Condition Good/Fair/Poor		Character Value 1/2/3	Comments
			G	P		
Gez Parton's bungalow	12 x 0.5m	Y (brick)	G	3		Panels within brickwork
South corner with Stable Lane	17 x 1.5m	N	P	1		Completely ivy covered
Pond Green - road frontage	21 x 0.5m	Y (cement)	G	1		
Next 'Wintons'	2 x 1.5m	Y (cement)	P	2		Curved
Pond Green - behind 'The Willows'	35 x 1.5m (av)	Y (brick)	G	1		3 to 4 courses of bricks at top
Pond Green - path to Ash Close	40 x 2m	Y (brick)	F	2		Ivy covered
North Wall - 1	8 x 2m	Y (brick+cement)	G	1		Plus 2 flint & brick gate posts
North Wall - 2	20 x 2m	Y (brick+cement)	G	1		
Side Wall - 1	30 x 2.5m	Y (brick+cement)	G	1		
Main Wall & return	80 x 3.5m	Y (brick+cement)	G	1		
Public footpath boundary - main length	85 x 2.5m (av)	Y (concrete)	G	1		
Public footpath boundary - north end	10 x 1m	Y (cement)	P	3		
Church - south & east boundary	135 x 1.5m (av)	Y (brick or cement)	F	1		Some brick infill portions
Church - west boundary	80 x 1.5m	Y (cement)	F	1		Ivy covered
Church - north boundary	80 x 1.5m (av)	Y (brick+cement)	F	1		Ivy covered at west end
Kennels - 1	27 x 1.75m	N	G	1		
Kennels - 2	28 x 1.5m	N	G	1		

Appendix 4. List of Flint Walls: continued

Location	Dimensions Length x Height	Coping Yes/No	Condition Good/Fair/Poor	Character 1/2/3	Comments
Nos 18 & 20	8 x 1.5m	Railings	P	3	Largely cement covered
Opposite School - facing road	9 x 2.3m	N	F	1	
Opposite school - garages area west	6 x 1.75m	Y (brick)	G	2	
Opposite school - garages area north	6 x 1m (av)	Y (brick)	G	3	
No 38	6 x 1m (av)	Y (brick)	G	3	Panels within brickwork
'Russetts'	33 x 1m	Y (brick)	F	3	Largely ivy covered
'High Dene'	25 x 0.75m	Y (brick)	P	3	
'Atalanta' + 'Maryland'	25 x 0.5m	Y (brick)	F	3	
'Wills'	13 x 0.5m	Y (brick)	G	3	
'Aboyeur'	27 x 0.25m	Y (brick)	F	3	
'The Ring House' (Cissbury Lane) - east	13 x 1.5m (av)	N	G	1	
'The Ring House' (Cissbury Lane) - west	11 x 1m (av)	N	G	1	
Corner of Convent Gardens	26 x 1.5m (av)	Y (brick)	G	2	Panels within brickwork
* 1 = Highest, 2 = Moderate, 3 = Lowest					

## Appendix 5: Findon Design Guide - *Policy HD8*

separate document

# Appendix 6: Buildings or Structures of Character - *Policy ES5*

## Buildings and Structures listed in ADC SPD

<b>High Street</b>	<b>Nepcote Lane</b>
The Black Horse PH	4
1 and 2 Holmbush Cottages	16
The Coach House	18 ('Little House')
Pebble Cottage	Cherry Croft
Hermit Terrace	
48	<b>Nepcote</b>
40	8 ('Judens')
The Studio	10 ('Hillbarn Cottage')
36 ('Chevenings')	1 and 2 Millbrook Cottages
32 ('Elmcroft House')	Nepcote Chapel
32 ('Findon Framing Co.') Ladywell Cottage North End	1 and 2 Elder Cottages Nepcote House
North Lodge	
Chancton Cottage	<b>School Hill</b>
	20
<b>Steep Lane</b>	18 ('Downcot')
19	16 ('Woodlands')
25	14 ('Hill View Cottage')
27	St John the Baptist Primary School

## SPD Criteria taken from ADC document

The Council will produce a Local List of Buildings of Character. The Council's criteria for selection of buildings or structures of character are as follows:-

- 1 Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.
- 2 Buildings which are extremely good examples of traditional or established style, or of unusual type.
- 3 In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.
- 4 All buildings must be largely intact and not adversely affected by later extensions or alterations.
- 5 Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene

## Map 1: Allotments Policy - *Policy CFW4*



## Map 2: Conservation Area - Policy ES6





*Christmas 2015 - 'Light up The Square' community initiative*



Text



The Neighbourhood Plan

## FNDP Community Aspirations

### Update 1      Part Three

2019 - 2035

July 2019    Submission Version

Retained Aspirations



## 6.0 Community Aspirations

Policy aspirations that emerged during consultation engagement that are not land use policies cannot be included as Neighbourhood Plan policies, but can be included as Community Aspirations.

They do not carry weight as development plan policies when planning applications are being determined.

### 6.1

#### A24 Improvements (GA4)

Proposals which seek to reduce the speed of traffic, improve visibility and reduce surface noise on the A24 will be sought and supported. Pressure will be maintained on the appropriate authorities to:

- review the speed limits on the A24
- to maintain the A24 margins and central reservation to provide the best possible sight lines
- to monitor road surface noise and deploy an appropriately maintained surface offering the lowest surface noise

### 6.2

#### Traffic Management (GA5)

Proposals for development which would enable or assist with traffic calming and reduction in traffic congestion and parking in the village centre will be supported.

The Parish Council proposes that the Local Highway Authority designates Nepcote Lane, Nepcote, Cross Lane, Steep Lane and Stable Lane as Quiet Lanes under The Quiet Lanes and Home Zones (England) Regulations 2006.

Working with the WSCC and SDNP, station and school travel plans will be reviewed/ developed and promoted. Safer routes to the schools will be identified as part of these plans and the necessary improvements or additions will be provided.

Working in partnership with WSCC and SDNPA use "Traffic in Villages: a toolkit for communities" and "Roads in the South Downs" (in press) to promote better traffic management through a range of strategies including: gateway entry points to the village to clarify the transition from higher speed roads; emphasising the importance of the village

centre through a range of measures to promote better driver behaviour; identifying and enhancing key heritage locations throughout the village to improve driver respect and behaviour. In this connection, Findon Parish Council has already initiated a feasibility study to look at the core village and its Conservation Area with the aim of public realm enhancement and/or shared space for incorporation into a CAAMP (Conservation Area Appraisal and Management Plan).

## **6.0 Neighbourhood Plan Policies: continued**

Working in partnership with WSCC and SDNPA use “The CPRE’s Guide to Quiet Lanes” and the 1839 map of Findon (see map in Evidence Base 13) to designate suitable lanes within the Parish as Quiet Lanes to enhance their tranquility and beauty, improve user safety, widen transport choice and contribute to a growing QL Network.

Seek to protect the hedges, trees and walls which line such lanes and which are a significant feature of their character and that of the Parish.

### **6.3 Gap between Settlements (ES1) ES1 now a new policy in Part One**

### **6.4 Spatial plan of the Parish (HD1) HD1 now a new policy in Part One**

### **6.4 Edge of Boundary Houses and Paddocks (HD6)**

Where a new or existing individual house or small cluster of houses on the inside edge of the built up area boundary is next to, or close to an existing paddock or group of paddocks, this inter relationship shall be encouraged where the paddocks and any stabling are on the outside edge of the built up area boundary.

The main landscape character of the Findon rural fringe immediately outside the built up area boundary is an informal collection of lightly fenced paddocks for the grazing and keeping of horses. These paddocks often form a boundary with rear gardens of houses close to the built up area boundary. It is considered important to retain and enhance this inter-relationship which is such feature of the Parish fringe.

It is important that these paddocks do not form part of the residential curtilage of the dwellings on the Parish fringe and therefore do not change the BUA boundary.