



Findon Neighbourhood Development Plan

Regulation 14 Submission

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Foreword

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

The Findon Neighbourhood Development Plan (FNDP) aims to allow residents of Findon to have a say in all aspects of the future of the Parish, but more importantly wants local people to decide what changes should occur, rather than leaving such decisions to the Local Planning Authority.

The Plan sets out a vision for the Parish over a 20-year period that reflects the wishes and aspirations of local people. The Plan sets objectives on key themes such as getting around, business, tourism, community, leisure, well-being, the natural environment and the protection and enhancement of the Parish and the Village in relation to future residential and commercial development whilst seeking to accommodate the opportunities for new housing and for economic progress.

1. Introduction

The Findon Neighbourhood Development Plan is a new type of planning document. It is part of the Government's new approach to planning, which gives communities the power to shape the neighbourhoods in which they live. This is set out in the Localism Act that came into effect in April 2012.

How the Neighbourhood Plan fits into the Planning System

Although the Government's intention is for local people to decide what goes on in their villages, Neighbourhood Plans must be in general conformity with higher level planning policy. Accordingly Neighbourhood Plans must be in line with the National Planning Policy Framework (NPPF) and be in general conformity with the strategic policies of, in our case, the emerging South Downs National Park Local Plan.

The Plan gives local people a say in determining where new development should go and how they would like the Parish to develop over the next 20 years. Without the Plan, the SDNPA would continue to make these decisions on behalf of the people of Findon, and indeed the SDNPA will continue to play a significant role moving forward.

The Plan provides a vision for the future of the Parish, and sets out clear policies and objectives to realise these visions. These policies accord with higher level planning policy, principally the NPPF, the West Sussex Structure Plan and the South Downs National Park emerging Local Plan, as required by the Localism Act.

The Plan has been developed through extensive consultation with the people of Findon and others with an interest in the village. Details of the consultation process can be found on the Parish website findon.arun.gov.uk.

A Consultation Statement provides an overview of the consultation, demonstrating that it fully accords with the requirements of the Localism Act. This consultation has included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan has been amended where appropriate in response to consultation comments.

1.1 Plan Preparation Process

Community involvement is an integral and important component of planning.

The overarching purpose of the Findon Neighbourhood Development Plan is to produce a clear, attractive, and shared vision for the area, developed with local residents, community and business partners, which will coordinate the actions and investments of a range of partners, including the South Downs National Park Authority, over the next 20 year period.

The Findon Neighbourhood Development Plan (referred to hereafter as the Plan) provides a vision for the future of the Parish, and sets out clear policies, principles and objectives to realise this vision.

The aims of the Plan are as follows:

General:

- To support the South Downs National Park Authority in their duty to enhance and conserve the natural beauty and cultural heritage of the South Downs and specifically the Parish and village of Findon;
- To promote and protect the downland village, whose location in the middle of the South Downs National Park makes it essential that any development does not detract from its special qualities. At present it is a place where walkers, horse riders and cyclists, both residents and visitors alike, are able to enjoy the services within the village and easy access to open countryside with an excellent network of bridleways and footpaths;
- To support the development of high quality, sustainable and successful neighbourhoods whilst nurturing and enhancing the lives of existing residents in the Parish of Findon;
- To identify the unique or distinctive physical and cultural assets of the Parish and to use these to shape the future environment and community.

Economy:

- To encourage new businesses that can offer sustainable and rewarding jobs;
- To encourage the retention of existing businesses and their attendant employment opportunities.

Development:

- To ensure that any development is appropriate in terms of design, sustainability, density, and other current planning issues;
- To ensure that future residential development is within the settlement boundary to protect the agricultural land that lies outside the boundary.

Social:

- To continue to value and encourage the range of activities, social groups and community events where residents and visitors can come together to enjoy the facilities of this special place.

Environment:

- To maintain and protect green spaces that enhance the lives of parishioners, that sustain local wildlife and that invoke a sense of rural living within the settlements;
- To sustain and safeguard agriculture in the Parish in tandem with improved rural access and recreational opportunities for residents.

Transport:

- To seek to maintain and create improvements and greater choices in the network of public transport and non-vehicular transport routes to allow a genuine choice in transport options;
- To support pedestrians, cyclists and horse riders in using the village roads and country lanes without fear of speeding or inconsiderate vehicles.

1.2 Statement of Community Involvement

The purpose of the Neighbourhood Plan is to articulate the views and issues that are important to the residents of Findon and give those residents a voice in shaping the future of their community. In doing so, the plan encourages the local community to:-

- be more aware of the surroundings and meet local needs;
- identify what features of the community they want to protect and enhance;
- give the Parish Council greater support and a mandate for taking actions on their behalf; and
- identify initiatives and funding that can be delivered by the community itself.

The Plan will also support the Parish Council's work in influencing service providers such as the South Downs National Park Authority, Arun District Council, West Sussex County Council and other authorities whose decisions affect the Parish.

To achieve these goals the Parish Council has undertaken a program of consultation events which are detailed in the Consultation Statement.

To ensure that the plan is robust in its evidence base and compliant with emerging policy guidance consultation has been carried out with residents, businesses and stakeholders. The full description of all the surveys and events can be found in the Evidence Base.

1.3 How the Plan is organised

The plan is organised into the following sections;

Section 1.0 - Introduction; provides an introduction to the neighbourhood planning process and how the plans formulated.

Section 2.0 - Context; provides the evidence base and baseline conditions which support the planned proposals.

Section 3.0 - The Parish today

Section 4.0 - Vision and Core objectives

Section 5.0 - Neighbourhood Plan policies; this provides the criteria and framework upon which future development is judged on how the community should grow.

The Evidence Base

There is a large amount of background information that has helped in producing the Plan (known as the Evidence Base). Links to all relevant documents are available via the Parish Council website <http://findon.arun.gov.uk/keydocuments>

1.4 Regulations and the Emerging Local Plan

Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. The SDNPA has confirmed that a strategic environmental assessment (SEA) for Findon is not required.

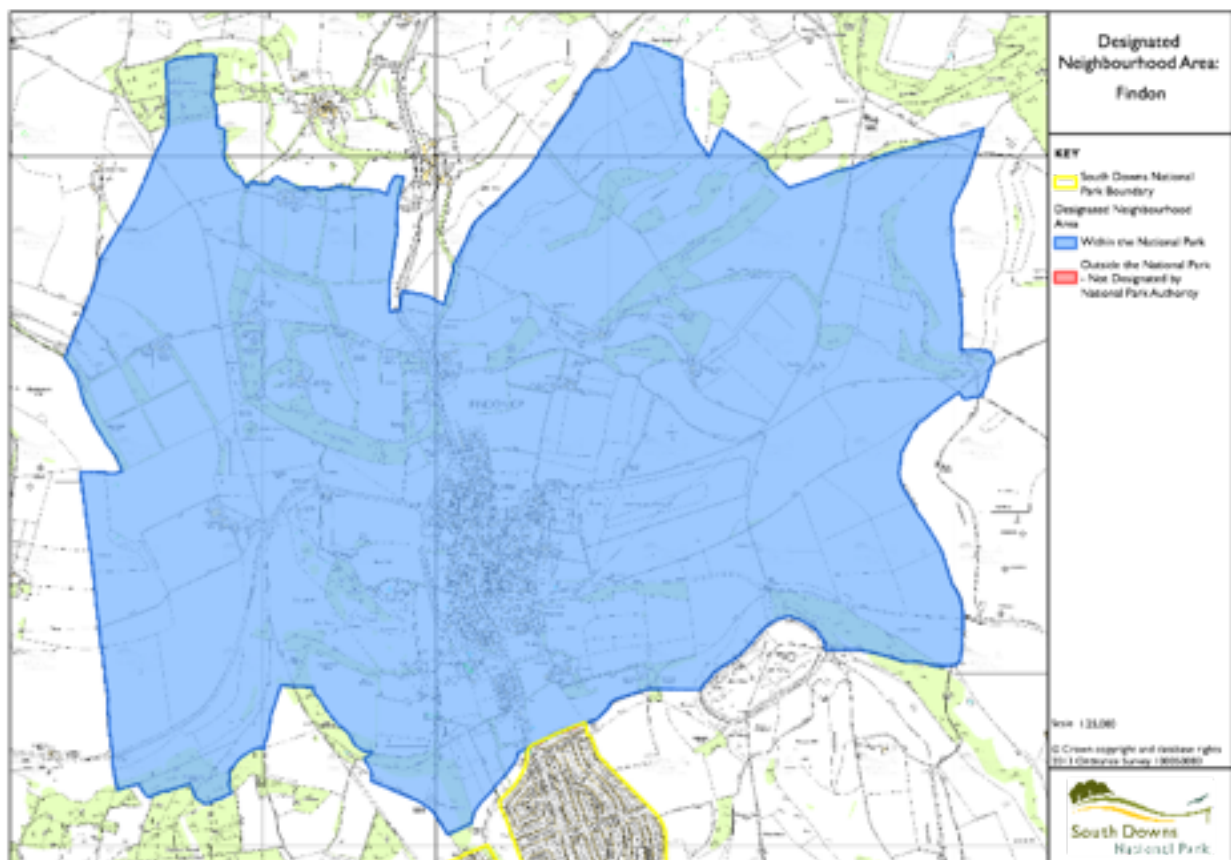
The Plan is the statutory Findon Neighbourhood Development Plan (FNDP) that covers the whole of the Findon Parish Neighbourhood Area as designated under the Neighbourhood Plan (General) Regulations 2012.

The whole of the Plan area lies within the South Downs National Park (SDNP). On 1st April 2012 the statutory responsibility for planning policy for the National Park area transferred from Arun District Council (ADC) to the South Downs National Park Authority (SDNPA), which is now responsible for Development Management and Planning Enforcement as well as Planning Policy.

The emerging National Park Local Plan will set out how this Parish and the National Park generally will develop in the future.

The National Park Local Plan is intended to be formally submitted to the Secretary of State in 2016 and adopted in 2017. It will set the planning policy framework for the National Park for a minimum fifteen year period from the date of adoption. The precise time period for this Plan has not been confirmed.

1.5 The Neighbourhood Plan Designated Area.



2. Context

2.1 Introduction

This chapter sets out the evidence base that supports the plan proposals, drawing on existing planning policy, social and demographic statistics and information about the local community today such as housing issues, transport and movement patterns, local employment, environment and heritage, flood risk and strategic development constraints.

2.2 Planning Policy Context

This section provides an overview of the planning policy context affecting Findon.

2.2.1 National Guidance

The National Planning Policy Framework (NPPF), published in March 2012, provides guidance for local planning authorities (LPAs) in drawing up plans for development and is a material consideration in determining applications.

2.2.2 Local Planning Policy

The Parish falls within the planning authority area of the South Downs National Park.

The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in preparation of local plans and neighbourhood development plans. At examination, the submitted FNDP must demonstrate that it is consistent with the policies and intent of the NPPF.

The development plan for Findon currently comprises the saved policies of the adopted 2003 Arun Local Plan. The FNDP must be in conformity with the strategic policies of the development plan. The South Downs National Park Local Plan will replace the current saved policies of the 2003 Arun Local Plan once it is adopted (scheduled for 2017).

The FNDP is being prepared in anticipation of the adoption of the new SDNP Local Plan, but focuses on being in conformity with the relevant saved policies of the 2003 Arun Local Plan.

2.2.3 2003 Arun Local Plan

The adopted Local Plan contains a number of saved policies that are of specific relevance to the FNDP:

GEN2	Built Up Area Boundary – defining the urban area in relation to the countryside and identifying it on the Proposals Map
GEN3	Protection of the Countryside – constraining development to specific uses and needs
GEN7	Form of New Development – the key design principles of development
GEN11	Inland Flooding – discouraging development in areas at risk
AREA1	Areas of Special Character – defining areas of local interest for additional design control

AREA2	Conservation Areas – restating the key principles of conservation area development management and identifying the Findon Conservation Area on the Proposals Map
AREA5	Protection of Open Spaces – defining important spaces to protect from harmful development
AREA9	Areas of Outstanding Natural Beauty - constraining development to specific uses and needs that reflect the special character of the AONB (now South Downs National Park)
AREA10	Strategic Gaps – defining the gap between Findon and Worthing to prevent their coalescence and identifying them on the Proposals Map
DEV17	Affordable Housing – establishing the requirements of development schemes and updated by a ADC Policy Statement in 2010

Although the weight attached to each policy will differ according to its alignment with the NPPF, these policies provide the framework by which the general conformity of the FNDP to the development plan will be assessed.

In general terms, the saved policies apply considerable protection to the development potential of the Parish and village. These constraints (landscape character, heritage asset and flood risk) leave limited scope for the FNDP to identify development sites.

2.2.4 South Downs National Park Local Plan

The South Downs National Park became the organisation with statutory responsibility for writing planning policy for the National Park Area on 1st April 2011. Its first Local Plan is currently in preparation, with the Options Consultation Document published in February 2014.

Its vision of the Park is that:

By 2050 in the South Downs National Park:

The iconic English lowland landscapes and heritage will have been conserved and greatly enhanced. These inspirational and distinctive places, where people live, work, farm and relax, are adapting well to the impacts of climate change and other pressures.

People will understand, value, and look after the vital natural services that the National Park provides. Large areas of high-quality and well-managed habitat will form a network supporting wildlife throughout the landscape.

Opportunities will exist for everyone to discover, enjoy, understand and value the National Park and its special qualities. The relationship between people and landscape will enhance their lives and inspire them to become actively involved in caring for it and using its resources more responsibly.

Its special qualities will underpin the economic and social wellbeing of the communities in and around it, which will be more self-sustaining and empowered to shape their own future. Its villages and market towns will be thriving centres for residents, visitors and businesses and supporting the wider rural community.

Successful farming, forestry, tourism and other business activities within the National Park will actively contribute to, and derive economic benefit from, its unique identity and special qualities.

Prior to the Parish of Findon becoming part of the National Park it was afforded considerable protection from development in relation to green field areas outside the settlement boundary owing to it being designated an Area of Outstanding Natural Beauty. It follows that since becoming part of a National Park such protection shall be at an even higher level and the FNDP's own vision is in conformity with this enhanced level of protection to green field areas outside the settlement boundary. In order to support this protection of green field areas the FNDP has determined to retain the settlement boundary in its current state and the SDNP have confirmed that it would not be within their remit to look at changing the settlement boundary as we are at an advanced stage of our FNDP.

3. 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?

Findon is a downland village, situated wholly within the South Downs National Park. After centuries as a farming and horse racing community it 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 race-horse 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 fish-ponds 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.

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 381

1871 681

1931 930

1971 1,616

2001 1,848

2011 2,025

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.

Findon continues to be an attractive and popular place to live, both for people working locally and for retirees. It is also seen as a 'destination' village popular with visitors owing to its charm, its accessibility, its closeness to the South Downs Way and its numerous pubs and restaurants and specialist shops.

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

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 (England average 64.1%)

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

8.5% of children living in 'out of work' households

10.2% have a limiting long term illness

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

7.5% of housing is social rented, 9.2% private rented, 3.8% other rented

3.2% living in overcrowded conditions

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).

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).

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.

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 wild-life 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 Greenspace".

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).

3.3.3 SSSI

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

3.3.4 Tree Preservation Orders

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

3.3.5 Listed Buildings

The Parish has 25 listed buildings of which the Church of St John the Baptist has a Grade 1 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).

3.3.6 Scheduled Ancient Monuments

The Parish has six scheduled ancient monuments which include flint mines, saucer and platform barrows (see Evidence Base).

3.3.7 Conservation Areas

The Parish has one Conservation Area centred on the village square (see Evidence Base), although the designation of a second conservation area centred on Nephcote is under consideration.

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).

3.3.9 Housing

Housing mix within the Parish is varied, but comprises predominantly detached and semi-detached dwellings.

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.

3.4.4 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.

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, horseriders, 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, Nephcote 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 horseriders, 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 eastern 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.

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.

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)

3.5.1 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 tea-room;
- Livery stables and other equestrian-related businesses;
- A crematorium;
- Several farms;
- Numerous home-based businesses, covering a large variety of occupations and services (see Neighbourhood Plan Survey Results and Topic Group Research database).

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;

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.

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.

3.6.1 Schools

St John the Baptist Church of England 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.

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.

3.6.4 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 ad-hoc 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 2 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 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 services 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;

- Provide 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 horse-riders, 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.
- Where possible, to protect and enhance our green spaces and access thereto and protect and enhance the environment, character and amenities of our village and parish.

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 FDNP 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 well-being; 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 para 4(9) of the Options draft Local Plan of the SDNP which states: “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 cultural beauty. “ The FDNP welcomes the continued protection of agricultural/green land of the parish, which mirrors and enhances the previous policies of Arun DC.

5.3 Business and Tourism

Objectives

- 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.
- Ensure Findon remains a sustainable working village which is attractive as a location for self-employment, small businesses and people working from home.
- Ensure Findon Parish and village supports sustainable rural tourism aimed at walkers, cyclists and horse-riders in particular but which seeks to minimise the traffic flow problems to maintain its narrow country lanes.
- 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

Proposals to upgrade, convert or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable.

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

BT1.2 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.

BT1 .3 Home working is a significant feature of Findon. Proposals to build appropriately sized office accommodation in the curtilage of a domestic building for self-employment purposes will be considered sympathetically.

Policy BT2 Retention of employment land

Proposals for the redevelopment or change of use of land or buildings categorised in employment or service trade 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.

Ensure any residential development does not cause the closure or relocation of existing businesses due to noise or other nuisance.

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.

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.

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 surrounding residential and community amenity is acceptable 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 at ground level from Class A1 uses (retail) to Class A2 uses (professional) or from Class A1 to Class A3, A4 or A5 (food and drink) will be supported, provided that:

- **it can be demonstrated that it satisfies an identified community need or demonstrates tangible community benefit in accordance with Local Plan policy; and**
- **a shop window display frontage in keeping with the character of the area is retained.**

BT4.1 The character of the village centre rests largely on its retail frontages and so it is important that they be retained.

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 surrounding area. Illuminated signs and advertisements will not 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 enhance their surroundings. Reductions in signage ‘clutter’ will be supported.

BT7.1 Improving signage to promote the facilities available in Findon will support local shops, businesses and tourism.

Policy BT8 Support recreational and tourism activities

Sustainable tourism development proposals and/or extensions to or expansion of existing tourism and recreation uses, will be supported in principle subject to there being no unacceptable impact on adjacent residential amenity.

Proposals relating to land outside the settlement boundary will need to demonstrate that the proposed use is sustainable and will not have an adverse impact on the rural landscape, and will promote the unique characteristics of the area.

In all cases appropriate levels of off-road parking facilities must be provided.

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.

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.

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.

- To support initiatives that seek to preserve the pre 1840 historic rural roads and quiet lanes.
- Support initiatives that reduce the CO2 emissions and other airborne pollutants associated with road traffic.
- Support development in the most sustainable locations e.g. where they are close to existing shops and services.
- 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.
- 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.
- Support appropriate reductions in road side signage and highway furniture and measures to create a more attractive streetscape particularly in the village centre.
- 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'.
- 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.
- Promote and support initiatives on the A24 that seek to reduce speed, improve sight lines and reduce noise.

Policy GA1 Connection to sustainable transport, local networks and green infrastructure

New developments shall, where practical, connect to walking, bridle and cycling routes, public and community transport and integrate with the current green infrastructure network to provide access to the social, community and retail facilities of the village. Where possible, signage will be improved to encourage a high level use of these local networks. Improved access to nearby towns and Worthing Station will be supported.

- 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 Plan promotes 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 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 effective- ness of the network. Specifically there is support for new cycle links from Findon south- wards 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.
- 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.

Policy GA3 Contributions to maintain and improve the network

Funds raised from the Community Infrastructure Levy (CIL) may be put towards the costs of maintaining and improving the network of footpaths and cycle paths and provision for horse riders. Developer contributions towards those costs will be sought in appropriate cases.

- GA3.1 The Parish will adopt a Community Action Plan which will identify infrastructure priorities within the Parish and may use CIL funds or other contributions received from development activity accordingly.

Policy GA4 Parking and new development

Development proposals will be supported only if they include the maximum level of off street parking consistent with the current standards under the Local Plan. Developments that reduce the amount of off-street parking currently available will only be supported if they make enforceable provision for equivalent off-street parking nearby. Parking spaces provided in connection with such proposals will be required to be made available in perpetuity.

Developments which remove off road parking spaces will not be supported unless alternative provision is made which increases or maintains the number of parking spaces.

GA4.1 Parking issues and inappropriate vehicle speeds blight the Parish. Contributions from new developments may be used to fund improvements and new links into the existing network of footpaths, bridle ways and cycle paths and to improve awareness of parking specifically for visitors.

Policy GA5 A24 improvements

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**

GA5.1 The Findon stretch of the A24 has a very high accident rate and parts of the village are blighted by traffic noise. (See Evidence Base for DofT accident figures)

Policy GA6 Traffic management

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.

GA6.1 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.

GA6.2 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.

GA6.3 Working in partnership with WSCC and SDNPA use “The CPRE’s Guide to Quiet Lanes” to identify and designate suitable lanes throughout the Parish as Quiet Lanes to enhance their tranquility and beauty, improve user safety, widen transport choice and contribute to a growing QL Network.

GA6.4 Working in partnership with WSCC and SDNPA use the 1839 map of Findon to identify and designate suitable “historic rural roads” and lanes in the Parish (see map in Evidence Base).

5.5 Community Facilities and Wellbeing

Objectives

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

Policy CFW1 Support 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 residential properties is acceptable and that it meets planning criteria.

CFW1.1 Provision is limited to meet the demands of people with disabilities and our ageing population.

Policy CFW2 Support for new medical facilities

Appropriate proposals for new medical and dental facilities will be supported.

CFW2.1 The community will benefit from the provision of new medical facilities in the village, subject to them meeting planning criteria.

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 will be supported provided that their design and scale are in keeping with the local character and that the impact on the amenity of surrounding residential properties is acceptable.

CFW3.1 Surveys have shown how well valued the leisure facilities are to residents and visitors but has 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 (but for no other purpose) 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 Protection of assets of community value

Proposals that will enhance the viability and/or community value of any property that may be included in the register of Assets of Community Value will be supported. Proposals that results 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. Typically this would mean the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses and no interest in acquisition has been expressed.

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.

Policy CFW6: Local Green Space

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

Exceptions will only be made:

- where the benefits of development can be shown to outweigh any harm, and there are no reasonable alternative sites available; or
- in the case of development of school playing fields, where a school is being reconfigured with no net loss of playing field area or relocated to a suitable, larger site in the neighbourhood.

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: ‘Unlit village’ status

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. Street lighting will be discouraged even within the core village until such time as the majority of the community within the village demands it, at which point the type of lighting will be required to conform to the highest standard of light pollution restrictions at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use (e.g. ensuring lighting is deflected downwards rather than outwards or upwards, that it is switched off after midnight at the latest, and that movement-sensitive triggers are regulated to reduce illumination periods to a minimum), including floodlighting at equine establishments and on sports fields or sports grounds.

CFW7.1 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).

Policy CFW8: Off Street Parking

Any commercial enterprise applying for permission which would result in a reduction of off street parking will not be supported.

CFW8.1 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.

5.6 Environment and Sustainability

Objectives

- **Ensure that flood risk and water pollution is minimised throughout the Parish.**
- **Conserve and enhance local hedgerows, watercourses and wildlife corridors for their landscape and wildlife value in partnership with local landowners.**
- **Conserve historic buildings and buildings of special character which contribute to the heritage value and setting of the Parish**
- **Support and promote sustainable forms of energy generation**
- **Link local landscape and wildlife corridors to wider networks including Green Infrastructure Corridors and public rights of way**
- **Enhance and conserve the countryside within the Parish**

Policy ES1 Gaps between Settlements

New development within the Local Gap identified in the 2003 ADC Local Plan and shown in Map 2 will not be permitted.

ES1 The Local Gap is considered vital to protect the separate identity of the Parish and in particular Findon village.

Policy ES2 Surface water management

New housing and commercial development should aim to reduce the overall level of flood risk in the area:

- **Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased;**
- **Consideration should 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 relevant SUDS Lead Local Flood Authority (WSCC) prior to the commencement of development. All approved sustainable drainage systems shall be recorded on the flood risk register;**
- **The site specific Flood Risk Assessment must demonstrate that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall. Any proposed mitigation measures proposed as part of the Flood Risk Assessment must be deliverable and sustainable, including details for the provision of long term maintenance and management of any new feature for the life- time of the development;**

- **All new or replacement driveways or on-site parking areas must be constructed of permeable materials and all water run off should be contained on site by use of soak-aways of a sufficient size to take the heavy rainfall now experienced every year.**

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 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.

Policy ES3 Protection of trees and hedgerows

Development that damages or results in the loss of ancient trees/trees of arboricultural and amenity value, trees subject to a Tree Preservation Order or loss of hedgerows or significant ground cover and habitat will be resisted. Development proposals must be designed to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows. Proposals 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.

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, These trees act as a natural sponge, helping to absorb much of this rainwater and without it Westview Terrace would be flooded.

Policy ES4 Renewable Energy

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

- **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;**
- **The siting, scale, design and impact on landscape, 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;**
- **Adjoining uses are not adversely impacted in terms of noise, vibration, or electromagnetic interference and;**
- **Where appropriate, the energy generating infrastructure and its installation complies with the Micro-generation Certification Scheme or equivalent standard.**

Proposals for energy generating infrastructure on land in agricultural production or on Grade 1 or 2 agricultural land will not be supported.

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 and structures of character

The following Buildings and Structures of Special Character as designated by ADC are of significant local interest and contribute to Findon's distinctiveness:

High Street

The Black Horse PH
 1 and 2 Holmbush Cottages
 The Coach House
 Pebble Cottage
 Hermit Terrace
 48
 40
 The Studio
 36 ('Chevenings')
 32 ('Elmcroft House')
 32 ('Findon Framing Co.')
 Ladywell Cottage

North End

North Lodge
 Chancton Cottage

Steep Lane

19
 25
 27

Nepcote Lane

4
 16
 18 ('Little House')
 Cherry Croft

School Hill

20
 18 ('Downcot')
 16 ('Woodlands')
 14 ('Hill View Cottage')
 St John the Baptist Primary School

Nepcote

8 ('Judens')
 10 ('Hillbarn Cottage')
 1 and 2 Millbrook Cottages
 Nepcote Chapel
 1 and 2 Elder Cottages
 Nepcote House

Development proposals relating to the buildings of local character listed above will be required to retain their local distinctiveness and historic character. The Parish Council will work with the SDNP 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 will be undertaken to identify all historical flint walls throughout the Parish with a view to adding them to the list of Buildings and Structures of Special Character.

ES5.1 These building contribute to the quality and character of Findon.

Policy ES6 Conservation Areas and Areas of Special Character

Proposals that affect the setting of the existing Conservation Area (see Map 3) or any future Conservation Areas or Areas of Special Character 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 or Areas of Special Character are strictly controlled.

Policy ES7 Flint Walls

Development proposals which seek to remove or replace the flint walls listed in Appendix 3 will not be supported.

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 be supported.

5.7 Housing and Design Quality

Objectives

- Ensure that every new dwelling contributes towards any local connection need for smaller, lower cost and affordable homes;
- 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;
- Encourage high quality design in local vernacular, contemporary and rural forms and materials;
- Favour proposals which reduce the carbon footprint through layout, design, low energy technologies and materials, building methods and end user facilities.

Policy HD1 Spatial plan of the Parish

Development proposals of up to a maximum of 20 new dwellings, to meet the Parish housing allocation set by SDNP, will be supported provided that:

- 1. they are sited within the settlement boundary of the built up area as defined on the BUAB map (see Map 2);**
- 2. they are sites pre- allocated by the Local Planning Authority that are deliverable and viable;**
- 3. that such pre allocated sites have been published and made available for public representations/consultations;**

HD1.1 The policy supports development on land within the settlement boundary but only if it is considered to be suitable for development against other Plan policies.

Policy HD2 Local Connection

Affordable housing delivered as part of policy HD1 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 categories:

- (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) a person who has for 5 years prior to such acquisition or occupation been in continuous full or part-time employment (excluding seasonal employment) in the Parish or has accepted an unconditional offer of employment in the Parish.

(g) In the case of essential agricultural dwellings, these are to be occupied by person(s) employed or last employed in agriculture.

The criteria (a) to (g) will apply strictly to Rural Exception Sites, in line with Arun District Council 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.

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). Indeed the NPPF para 74 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 Redundant Agricultural and Rural Buildings and their immediate surroundings

Conversion of redundant agricultural and other rural buildings outside the built up area boundary will be supported where a business or enterprise use is proposed. Buildings must be structurally sound, where no major alterations to the external fabric and no significant additions are required and where the proposals comply with other policies in the Neighbourhood Plan and the emerging SDNPA Local Plan. Conversion to live/work units will also be supported.

Conversion to residential use will not be permitted although conversion to short stay holiday accommodation will be supported where the proposals comply with other policies in the Neighbourhood Plan and the emerging SDNPA Local Plan.

Replacement of redundant, structurally unsound, or poor quality fabric agricultural and rural buildings will not be permitted for any use.

Individual or small groups of new houses within the immediate surroundings of a cluster of farm buildings, even though they may not be visible, will not be permitted.

HD3.1 The re-use of redundant agricultural building for small business use can bring vital employment into such areas and prevent redundant building from falling into disrepair.

Policy HD4 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.

- HD4.1 It is recognised that live/work units are not the same using 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.
- HD4.2 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.
- HD4.3 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 HD5 Self Build Houses

Individual or small groups of self build houses, built for owner occupation, will be supported within the settlement boundary and on part of allocated sites or on all of an allocated site where the lower cost and affordable housing is also self build.

- HD5.1 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.
- HD5.2 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
- HD5.3 An individual or family, or group of individuals, friends or family commissioning an individual house designs 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 HD6 Alterations and Roof Extensions

Proposals to alter, extend, or raise the roof of bungalows will be supported.

- HD6.1 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.
- HD6.2 Extending roof spaces can provide additional affordable accommodation for the young and the elderly to remain in the family home.

Policy HD7 Edge of Boundary Houses and Paddocks

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 paddock will not change the BUA boundary by virtue of this relationship.

HD7.1 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 that 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 landscape

Policy HD8 Design of development

The design of development must follow the guidance set out in the Findon Village Design Statement (see Appendix 4) and seek to reflect the design style of surrounding buildings. The use of local stone and flint will be encouraged.

HD8.1 Findon village is a compact downland village. It has outlying settlements to the South and North. The hamlet of Nephote 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.

Policy HD9 Outdoor space

Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area and should contribute to providing tree cover and improved biodiversity. 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.

HD9.1 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.

5.7 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
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)
Arun District Local Plan 2003
Arun District Draft Local Plan (2011-2031)
Arun District Strategic Housing Land Availability Assessment, SHLAA (2012)
Arun District Housing Strategy 2010-15
Arun Play Strategy 2011-16
Arun DC Energy Efficiency and Fuel Poverty Strategy 2014-29
Flood and Water Management Act (2010)
National Planning Policy Framework (NPPF)
ADC - SPD - Buildings or Structures of Character Adopted September 2005

Appendix 1: Assets of Community Value - Policy CFW5

The Parish Council is proposing that the following buildings are assessed by the local planning authority 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 to be of particular value to the local community. 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 listed areas are of importance to the Parish of Findon. These areas are in close proximity to the community they serve and support the wellbeing of residents. They help maintain the character of the village as well as providing environmental benefits, and safe access. They offer a range of opportunities for recreation and enjoyment, providing places to meet, relax or play. Access to them has a clearly beneficial effect on physical and mental health and encourages social contact and integration.

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.

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

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.

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.

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.

6. 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.

7. Small grassed area on the east side of Horsham Road

This is an area of communal grassland with a bench.

8. All grass verges and road edges, including 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. This is in keeping with the character of the Parish and provides an attractive introduction to visitors.

9. 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

10. The Sussex Twittens between Holmcroft Garden and High Street, Cross Lane and the High Street and Soldiers Field to Braeside Close

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.

11. 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.

12. 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.

13. The green area at Horseshoe Close

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

See map in Evidence Base

Appendix 3 - List of Flint and Brick 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 some 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 piece recently chipped from wall, needs repair	Good
Crossways, Cross Lane	5.00	2.00	Poor	Poor
Crossways, Cross Lane	5.00	2.00	Poor & covered in ivy	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 Leighs, 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
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
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	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 & dropping	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
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 Findon Design Guide - Policy HD8

Attached as a separate document

Map 1 - Allotments (Policy CFW4)



Map 2 - Strategic and Local Gap and Built up Area Boundary (Policy ES1 and Policy HD1)



Key : Green cross stripe marked Area 6 and 11 = Strategic and Local Gap

Black continuous line = Built Up Area Boundary

Taken from ADC Local Plan 2003

Map 3 - Conservation Area - Policy ES6

