



**Findon Updated Neighbourhood
Development Plan**
(with Housing Site Allocations)

2016 2018 - 2035

~~Submission Plan - January 2016~~
Reg 14 Pre Submission Version



Foreword

The Neighbourhood Development Plan (2016 - 2035) did not, at that time, take up the opportunity to allocate housing sites to meet the housing provision in the emerging SDNPA Local Plan.

The SDNPA subsequently, as the local planning authority with the responsibility to ensure that housing sites are allocated to meet the housing provision, have included two housing site allocations in Findon in the 2018 Local Plan, submitted to the Planning Inspectorate.

However the community brought forward alternative, available and deliverable sites to meet the housing provision which were less sensitive in landscape impact than the sites proposed in the 2018 Submitted Local Plan. The Parish Council, as qualifying body, then resolved to facilitate the preparation of an update to the 'made' Updated Neighbourhood Development Plan (2018 - 2035) to include housing site allocations to meet the housing provision for Findon in the 2018 Submitted Local Plan.

Following extensive local consultation and two local surveys on preferences for the location of housing, the Updated Neighbourhood Development Plan: Housing Site Allocations (2018 - 2035) has now reached the publication stage for the Reg 14 Pre Submission. Including housing site allocations is considered a significant amendment and therefore the Updated Neighbourhood Development Plan has to follow the same preparation and consultation stages as the original Neighbourhood Development Plan, up to and including a local Referendum on the Submission version of the Updated Neighbourhood Development Plan.

The Neighbourhood Development Plan (2016 - 2035) and its policies remain essentially unaltered, except for parts of Section 5.7 Housing and Design Quality. The UNDP amends Section 5.7(A) to include new additional policies for the specific housing site allocations, a masterplan and the extension of the settlement boundary.

The Updated Neighbourhood Development Plan: Housing Site Allocations (2018 -2035) also includes an amendment to the settlement boundary map to include the allocated housing sites and further identifies and includes an amendment that seeks to clarify and more clearly map two of the the designated Local Green Spaces, from the Neighbourhood Development Plan. (2016 - 2035)

In a similar way, further evidence base documents prepared to inform the housing site allocations are included as further Evidence Base included in the Updated Neighbourhood Development Plan (2018 -2035).

Although not a formal requirement for a Reg 14 pre submission, a consultation statement is also included which describes the housing allocation local consultation day and the results two housing allocation preference surveys which have been used to inform the housing site allocations.

The 2018 Submitted Local Plan states that 'where a Neighbourhood Plan (which includes housing site allocations) is well advanced, the SDNPA will not seek to allocate sites. The UNDP proposes alternative housing site allocations to meet the housing provision, **not** additional housing site allocations to those proposed in the 2018 Submitted Local Plan.

Findon Present, Findon Past



School Hill



The Square



The Square



The Square



Pond Green



The Square

Contents



The Neighbourhood Plan

1.0	Introduction	8	
1.1	The Plan Preparation Process	8	
1.2	Statement of Community Involvement	10	
1.3	How the Plan is organised	10	
1.4	Regulations and Emerging Local Plan	11	
1.5	Designated Area	11	
2.0	Context	12	
2.1	Introduction	12	
2.2	Planning Policy Context	12	
3.0	About Findon	15	
3.1	History	15	
3.2	Community Profile	18	
3.3	Environment and Heritage	19	
3.4	Getting Around	21	
3.5	Employment and Enterprise	23	
3.6	Community Facilities and Wellbeing	24	
4.0	Vision and Core Objectives	26	
4.1	Vision Statement	26	
4.2	Core Objectives	26	
5.0	Neighbourhood Plan Policies	27	
5.1	Introduction to Policies	27	
5.2	Sustainable Development	27	
5.3	Business and Tourism	29	
5.4	Getting Around	33	
5.5	Community Facilities and Wellbeing	37	CFW4 Amended
5.6	Environment and Sustainability	40	
5.7	Housing and Design Quality	44	Amended
5.8	Supporting Evidence/Background Documents	69	
Appendices		71	
	Appendix 1 - Assets of Community Value	71	
	Appendix 2 - Local Green Spaces	72	Clarified
	Appendix 3 - List of Open Spaces	76	
	Appendix 4 - List of Flint Walls	77	
	Appendix 5 - Village Design Statement	85	
	Appendix 6 - Buildings and Structures of Character	86	
	Appendix 7 - Pre-Submission Consultation Statement	87	
Maps		90	
	Map 1 - Allotment Site	90	
	Map 2 (A) - Strategic and Local Gap and Built up Area Extension of Settlement Boundary	91	Replaced
	Map 3 - Conservation Area	93	
	Map 4 - Masterplan (south west end of Findon)	94	Added

Contents (proposed amendments to made Neighbourhood Plan)

5.7 (A) Housing and Design Quality

Objective 5
Amended 44

Policy HD1 and supporting text
Amended 44

New Policies

HD9 Masterplan 50

HD10 Housing allocation on part of land south of the Garden Centre 53

HD11 Housing allocation on former allotments north of the Quadrangle 57

HD12 Housing allocation on land north of Nightingales 61

HD13 Housing allocation on the former fire station site (brownfield site) 65

HD14 Extension of the settlement boundary 68

Policy CFW4 Provision of Allotments
Amended 68

Appendices

Appendix 2 Local Green Spaces
Amended 72

Appendix 7 Pre Submission Consultation Statement
Added 87

Maps

Map 2 (A) Strategic and Local Gap and Built up Area Boundary
Amended and renamed Settlement Boundary 92

Map 4 Masterplan (south west end of Findon)
Added 94

Findon Present, Findon Past



Nepcote



School Hill



Nepcote Green



Nepcote Lane



Hermit Terrace



High Street



1.0 Introduction

The Findon **Updated** 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 **Updated** 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 [which has been submitted to the Planning Inspectorate in April 2018](#).

The **Updated** 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 **Updated** 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 **Updated** 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 Arun District Local Plan 2003 and the South Downs National Park ~~emerging~~ Local Plan [which has been submitted to the Planning Inspectorate in April 2018](#), as required by the Localism Act.

The **Updated** 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

The Neighbourhood Plan Area was designated in 2012.

Community involvement was an integral and important component of the process.

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

1.0 Introduction: continued

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 review local housing need and the availability of sites within the built up area boundary to determine if future housing can be allocated without a review and extension of the current built up area 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.

1.0 Introduction: continued

1.2 Statement of Community Involvement

The purpose of the **Updated** 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 **Updated** 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 **Updated** Plan (known as the Evidence Base). Links to all relevant documents are available via the Parish Council website findon.arun.gov.uk/keydocuments

1.0 Introduction: continued

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) and a habitats assessment for Findon ~~is~~ are not required.

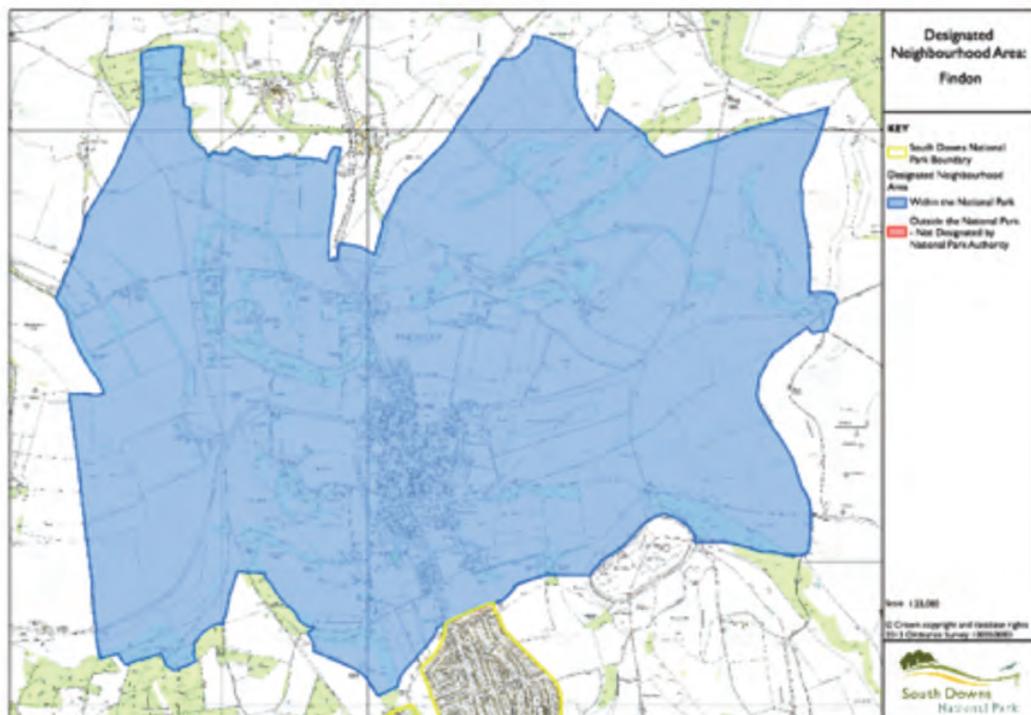
The 2016 ‘made’ Plan ~~is~~ remains the statutory Findon Neighbourhood Development Plan (FNDP) that covers the whole of the Findon Parish Neighbourhood Area as designated under the Neighbourhood Plan (General) Regulations 2012 ~~until such time as the Updated Neighbourhood Plan becomes ‘made’.~~

The whole of the Plan area lies within the South Downs National Park (SDNP). On 1st April 2011 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~~ submitted National Park Local Plan ~~will~~ sets 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~~ was submitted to the Planning Inspectorate in April 2018 and it is anticipated that it will be adopted by the end of 2018 . It will set the planning policy framework for the National Park until 2032.

1.5 The Neighbourhood Plan Designated Area



2.0 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. It is also an important guide in the 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.

2.2.2 Local Planning Policy

The Parish falls within the planning authority area of the South Downs National Park. 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 end of 2018).

The Updated 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
- GEN1** Inland Flooding – discouraging development in areas at risk
- AREA1** Areas of Special Character – defining areas of local interest for additional design control

2.0 Context: continued

- 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 FUNDP to identify significant 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 under consideration by the Planning Inspectorate.

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.

2.0 Context: continued

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 the National Park such levels of protection shall be at an equally high 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. An independent Landscape Character Assessment of the Parish was commissioned at the start of the Plan process and this has informed decisions about the settlement boundary (see Evidence Base 42,43).~~

The SDNPA 2018 submitted Local Plan however does include two housing site allocations with an associated extension of the settlement boundary. The Updated Neighbourhood Plan (2018 Reg 14 pre submission) proposes four, alternative, less landscape sensitive, housing site allocations to meet the Local Plan housing requirement in full, in response to local community aspirations to protect the more landscape sensitive sites at the edge of the settlement boundary.

3.0 About Findon

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

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

3.1 History of the Parish of Findon

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

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

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

3.0 About Findon: continued

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

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

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

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

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

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

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

1801	381	1971	1,616
1871	681	2001	1,848
1931	930	2011	2,025

3.0 About Findon: continued

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

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

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

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

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

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

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

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

3.0 About Findon: continued

3.2 Community Profile

Key Statistics:

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

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

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

79.5% owner occupiers (West Sussex average 71.5%)

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

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

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

17.9% single pensioner households (national average 12.4%)

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

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

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

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

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

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

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

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

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

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

3.0 About Findon: continued

3.3 Environment and Heritage

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

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

The equestrian heritage of the village continues with two racing stables, livery opportunities and breeding, training and showing programmes accommodating over 100 horses. For residents and visitors alike, horses being ridden along the lanes through the village and along the bridleways are a daily experience that adds much to the quality of life. Horses grazing in the paddocks, racehorses being taken through their paces, the sound of hooves galloping across the fields or clopping on the lanes provides a sensory bridge from the past to the future. It is an important part of the heritage of the village and must be protected for the benefit of all. Grazing paddocks even within the settlement boundary have been lost over the years and those remaining are necessary to ensure the continuing presence of horses within the village and parish. A map is included in the evidence base showing the degree to which equestrianism is part of the community (see Evidence Base 5).

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

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

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

3.0 About Findon: continued

3.3.1 Habitats

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

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

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

3.3.2 Ancient Woodland

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

3.3.3 SSSI

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

3.3.4 Tree Preservation Orders

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

3.3.5 Listed Buildings

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

3.3.6 Scheduled Ancient Monuments

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

3.0 About Findon: continued

3.3.7 Conservation Areas

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

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

3.3.8 Buildings or Structures of Character

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

3.3.9 Housing

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

3.4

Getting Around

3.4.1 Buses

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

3.4.2 Trains

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

3.4.3 Community Transport

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

3.0 About Findon: continued

3.4.4 Footpaths and Bridleways

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

3.4.5 Roads and traffic

Traffic volume is a major concern to the residents of Findon. The narrow lanes in the village, which follow the route of ancient tracks and bridleways, are consistent with its rural character but are not conducive to the competing needs of pedestrians, cyclists, horse riders, cars and trucks. In many places, only single lane traffic is possible. Also, the principal road through the village, the High Street, is severely limited in width, especially through the Conservation Area. This results in the public bus, and potentially emergency vehicles, being obstructed by parked vehicles. The A24 Findon by-pass enables non-local traffic to avoid the village centre whilst access via School Hill, 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 horse riders, who are a significant presence in the village. School Hill has particularly significant safety issues owing to its narrow dimensions, lack of adequate roadside footpaths and the presence of many cars at school drop off and pick up times.

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

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

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

3.4.6 Street Lighting

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

3.4.7 Cycling

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

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

3.0 About Findon: continued

3.5 Employment and Enterprise

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

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

3.5.1 Businesses

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

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

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

3.5.2 Tourism

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

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

3.0 About Findon: continued

3.5.3 Broadband/Communications Infrastructure

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

3.6 Community Facilities and Wellbeing

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

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

3.6.1 Schools

St John the Baptist Church of England Primary School

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

Findon Village Pre-School

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

Lambs Tails

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

3.6.2 Churches

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

3.6.3 Medical and Care facilities

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

Nightingales Sheltered Housing

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

3.0 About Findon: continued

3.6.4 Recreation

Village Hall

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

Glebeland

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

Pond Green

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

Nepcote Green

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

Homewood Playground

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

Swimming Pool

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

Cricket Club

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

Allotments

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

Basketball Court

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

Mobile Library

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

4.0 Vision and Core Objectives

4.1 Vision Statement

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

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

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

4.2 Core Objectives

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

Our core objectives are to:

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

5.0 Neighbourhood Plan Policies

5.1 Introduction

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

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

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

5.2 Sustainable Development

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

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

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

The principles of sustainable development are part of the same framework which sets out the protection of the landscape as mirrored in the South Downs Local Plan: Preferred Options September 2015 - 1.11 which states:

5.0 Neighbourhood Plan Policies: continued

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

The FNDP welcomes the continued protection of agricultural/green land of the parish, which mirrors and enhances the previous policies of Arun DC.

Each policy within the Plan has been assessed against the principles set out in the NPPF as well as against the objectives set out in the FNDP (they are displayed below each policy and refer to the numbers in those sections).

NPPF Achieving sustainable development

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
9. Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

5.0 Neighbourhood Plan Policies: continued

5.3 Business and Tourism

Objectives

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

Policy BT1 Support for business

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

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

Justification: NPPF 1, 3; Obj. 2

Policy BT2 Retention of employment land

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

5.0 Neighbourhood Plan Policies: continued

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

Justification: NPPF 1, 3; Obj. 2

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, landscape, wildlife and cultural heritage is not unacceptable and other policy considerations are complied with. Change to Class B2 uses (general industry) or Class B8 (distribution and storage) will generally be resisted.

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

Justification: NPPF 1, 3, 8; Obj. 2

Policy BT4 Retention of retail frontages

Change of use from retail will not be permitted unless it can be demonstrated that retailing is no longer a viable use, particularly by the premises having remained vacant for a long period despite reasonable attempts to market the premises for retail purposes on reasonable terms and conditions. (Evidence that the unit has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative retail uses have been fully explored will be required.) In all cases a shop window display frontage in keeping with the character of the location must be retained.

BT4.1 The character of the village centre rests largely on its retail frontages and so it is important that they be retained. Such retail uses are an important resource for businesses, visitors and residents.

Justification: NPPF 1, 3; Obj. 2

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.

Justification: NPPF 1, 3; Obj. 3

5.0 Neighbourhood Plan Policies: continued

Policy BT6 *Policy BT6 Shopfront and business signage*

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

BT6.1 Inappropriate signage in this rural location can significantly harm the amenities and setting of the surrounding area.

BT6.2 Illuminated signs are not considered appropriate and would detract from the Findon Neighbourhood Development Plan policy CFW7, the SDNPA ‘dark sky’ objectives and the Village unlit status as well as being visually imposing.

Justification: NPPF 11; Obj. 2

Policy BT7 *Improving signage*

Proposals for the improvement of signage for local facilities will be supported, provided that they are appropriate to 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. The DoT document ‘Reducing Sign Clutter’ recognises the fact that over-provision of traffic signs can have a detrimental effect on the environment and can dilute more important messages.

Justification: NPPF 1, 3; Obj. 2

Policy BT8 *Sustainable Recreational and tourism activities*

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

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

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

Justification: NPPF 1, 3; Obj. 3

Policy BT9 *Communications infrastructure.*

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

5.0 Neighbourhood Plan Policies: continued

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.

Justification: NPPF 5; Obj. 2, 4

Policy BT10 Home Working

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

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

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

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

Justification: NPPF 1,3 ; Obj. 2

Policy BT11 Redundant Agricultural and Rural Buildings

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, where features or fabric of architectural or historic interest are retained 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.

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.

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

Justification: NPPF 1, 9; Obj. 2

5.0 Neighbourhood Plan Policies: continued

5.4 Getting Around

Objectives

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

1. To support initiatives that seek to preserve the pre 1840 historic rural roads and quiet lanes.
2. Support initiatives that reduce the CO2 emissions and other airborne pollutants associated with road traffic.
3. Support development in the most sustainable locations e.g. where they are close to existing shops and services.
4. Promote the identification of and designation of "Quiet Lanes" throughout the Parish to enhance their tranquility and beauty, improve user safety, widen transport choice and contribute to a growing QL Network.
5. Promote and support initiatives that improve pedestrian safety and safer routes to local schools and promote roadside and path maintenance to ensure that essential signs are always visible.
6. Support appropriate reductions in road side signage and highway furniture and measures to create a more attractive streetscape particularly in the village centre.
7. Promote and support traffic speed reduction such as through the provision of 'village gateways' at the entry points to the village and the introduction of a 20mph speed limit throughout the village centre and adjoining 'quiet lanes'.
8. Promote road user education and awareness of the road environment (drivers, cyclists, pedestrians and horse riders) to improve user behavior on narrow and unlit roads which attract a wide range of users.
9. Promote and support initiatives on the A24 that seek to reduce speed, improve sight lines and reduce noise.

5.0 Neighbourhood Plan Policies: continued

Policy GA1 Sustainable Transport

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

- *they extend or improve walking and cycling routes by making land available for those purposes or by means of financial contributions through legal agreements or (when adopted for the National Park) the Community Infrastructure Levy;*
- *they are located in places accessible to public and community transport or can improve the accessibility of the site to public and community transport by contributing to the provision of enhanced services;*
- *they do not result in the loss of any existing footpaths or cycle paths.*

GA1.1 Connections within the Parish and to and from neighbouring towns and villages are important as they support a range of community facilities such as shops, medical facilities and schools. Reduction in traffic volumes and speeds on the narrow roads used to access these services must be encouraged.

GA1.2 Improvements to public and community transport will be encouraged, particularly in view of the age profile of local residents and the need for traffic reduction.

GA1.3 The Parish Council will promote community liaison with bus service providers to minimise duplication, to improve the range of destinations and to enhance information on timetables, routes, services and stops within the village

Justification: NPPF 4; Obj. 3, 5

Policy GA2 Footpath and cycle path network

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

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

5.0 Neighbourhood Plan Policies: continued

GA2.2 Working with the local schools and the Highway Authority school travel plans will be reviewed/developed and promoted. Safer routes to the local schools will be identified as part of these plans and the necessary improvements or additions will be provided. Consideration will be given to warning lights at school drop off and pick up times.

GA2.3 The Parish will adopt a Community Action Plan which will identify infrastructure priorities within the Parish.

Justification: NPPF 4,8; Obj. 2, 5

Policy GA3 Parking and new development

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

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

Justification: NPPF 11;

Policy GA4 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*

GA4.1 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 12 for D of T accident figures).

Justification: NPPF 11; Obj. 9

Policy GA5 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.

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

GA5.1 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.

5.0 Neighbourhood Plan Policies: continued

- GA5.2 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. In this connection, Findon Parish Council has already initiated a feasibility study to look at the core village and its Conservation Area with the aim of public realm enhancement and/or shared space for incorporation into a CAAMP (Conservation Area Appraisal and Management Plan).
- GA5.3 Working in partnership with WSCC and SDNPA use “The CPRE’s Guide to Quiet Lanes” and the 1839 map of Findon (see map in Evidence Base 13) to designate suitable lanes within the Parish as Quiet Lanes to enhance their tranquility and beauty, improve user safety, widen transport choice and contribute to a growing QL Network.
- GA5.4 Working in partnership with the SDNPA, seek to further protect the hedges, trees and walls which line such lanes and which are a significant feature of their character and that of the Parish by the use of Article 4 Directions, which remove permitted development rights in respect of hedges, trees, walls and fences in these exceptional circumstances.

Justification: NPPF 8, 9; Obj. 7; The Quiet Lanes and Home Zones (England) Regulations 2006.

5.0 Neighbourhood Plan Policies: continued

5.5 Community Facilities and Wellbeing

Objectives

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

Policy CFW1 Independent Living

New, converted and extended independent living and care homes will be supported inside the settlement boundary provided that the design and scale of development are in keeping with the character of the location, that the impact on the amenity of surrounding properties in terms of siting, parking, noise, design and external appearance is acceptable.

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

Justification: NPPF 8; Obj. 1

Policy CFW2 Medical facilities

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

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

Justification: NPPF 8; Obj. 1

5.0 Neighbourhood Plan Policies: continued

Policy CFW3 Recreation facilities

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

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

Justification: NPPF 8; Obj. 1,2,3

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). or its use in association with a housing allocation that provides serviced allotments on at least 40% of the former allotment land 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.

Justification: NPPF 8; Obj. 1,3,4,5

Policy CFW5

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.

Justification: NPPF 8; Obj. 1; The Assets of Community Value (England) Regulations 2012

5.0 Neighbourhood Plan Policies: continued

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 identified harm;*
- *there are no reasonable alternative sites available;*
- *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.”

Justification: NPPF 8; Obj. 5

Policy CFW7 Local Open Space

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

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

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

Policy CFW8 ‘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 including floodlighting at equine establishments and on sports fields or sports grounds.

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

Justification: NPPF 11, 12; Obj. 6

5.0 Neighbourhood Plan Policies: continued

5.6 Environment and Sustainability

Objectives

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

Policy ES1 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 SD5 of the emerging SDNP Local Plan seeks to retain such gaps.

Justification: NPPF 11; Obj. 6

Policy ES2 Surface water management

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

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

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

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.

5.0 Neighbourhood Plan Policies: continued

- 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. In 2015, WSCC's 'Operation Watershed' was utilised to address some of specific problems in the Nepcote Lane area.
- ES2.4 In 2010, the Government passed a new Act, the Flood and Water Management Act, which identifies a Lead Local Flood Authority (LLFA) to establish and maintain a register of structures or features which, in the opinion of the authority, are likely to have a significant effect on a flood risk in its area.

Justification: NPPF 10; Obj. 1

Policy ES3 Protection of trees and hedgerows

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

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

- ES3.1 Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenities of an area and must be resisted. Loss of areas of ground cover and habitat can have a significant effect on wildlife. Hedgerows play an important part in the rural landscape and in habitat. Unmaintained they develop into rows of trees with distinctively different habitats (Evidence Base 27, 31).

5.0 Neighbourhood Plan Policies: continued

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 Nephote Lane poses a constant flood risk, and pouring down the steep incline of Paddock Way contributes to that problem. The existing mature trees act as a natural sponge, helping to absorb much of this rainwater and without them Westview Terrace would be flooded.

Justification: NPPF 11; Obj. 2, 6

Policy ES4 Renewable Energy

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

- (a) The energy generating infrastructure is located as close as practicable and is in proportion to the scale of the existing buildings or proposed development it is intended to serve and;*
- (b) The siting, scale, design and impact on landscape, heritage assets, views and wildlife of the energy generating infrastructure is minimised and does not compromise public safety and allows continued safe use of public rights of way and;*
- (c) Adjoining uses are not adversely impacted in terms of noise, vibration, or electro-magnetic interference and;*
- (d) Where appropriate, the energy generating infrastructure and its installation complies with the Micro-generation Certification Scheme or equivalent standard;*
- (e) Energy generating infrastructure is not sited on land in agricultural production or on Grade 1 or 2 agricultural.*

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.

Justification: NPPF 11; Obj. 4

5.0 Neighbourhood Plan Policies: continued

Policy ES5 Buildings or Structures of Special Character

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

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

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

Justification: NPPF 12; Obj. 3

Policy ES6 Conservation Areas and Areas of Special Character

Proposals that would adversely affect the special interest of the Conservation Area (see Map 3) or its setting, or of any future Conservation Areas or Areas of Special Character will not be supported.

The Parish Council proposes that the LPA designates land at Nepcote as a Conservation Area under the Planning (Listed Buildings & Conservation Areas) Act 1990. (See Evidence Base 30 for map)

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.

ES6.2 Work is underway with SDNPA to designate the area at Nepcote as a Conservation Area and further work is ongoing to determine if there are any areas worthy of Special Character status.

Justification: NPPF 12; Obj. 3

Policy ES7 Flint Walls

Development proposals that seek to remove, reduce or replace, the flint walls listed in Appendix 4 will not normally be supported. Proposals to repair and enhance such walls will 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 normally be supported.

Justification: NPPF 12; Obj. 3

5.0 Neighbourhood Plan Policies: continued

5.7 Housing and Design Quality

Objectives

1. Seek to ensure that new dwellings contribute towards any local connection need for smaller, lower cost and affordable homes;
2. Ensure new housing is integrated with either the built character context or the landscape character context and/or the landscape of its immediate surroundings, depending on its specific location;
3. Encourage high quality design in local vernacular, contemporary and rural forms and materials;
4. Favour proposals which reduce the carbon footprint through layout, design, low energy technologies and materials, building methods and end user facilities.
5. ~~Support the development of 20 new dwellings to meet the SDNP housing allocation for the Parish.~~ Facilitate the development of around 31 new dwellings to meet the minimum housing provision for Findon in the 2018 submitted SDNPA Local Plan.

Policy HD1

Spatial plan of the Parish

~~*Development proposals of a minimum of 20 new dwellings, to meet the Parish housing allocation set by SDNP, will be supported provided that they are sited within the settlement boundary of the built up area as defined on the BUAB map (see Map 2).*~~

Provision for between 33 and 38 new dwellings in Findon will be delivered by four housing site allocations, a masterplan for the south west end of the village (see Map 4) and an extension of the settlement boundary (see Map 2 (A))

~~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. The Parish will work with SDNPA to find ways to try to deliver the allocation.~~

~~HD1.2 Neighbourhood plans are a reflection of the thinking and aspiration within the local community. Housing sites have been tested with our community and they have indicated that they do not agree with any of the land that has been put forward (see Evidence Base 59).~~

~~HD1.3 This Plan indicates preferred uses for sites and establishes development principles; it does not however, include any allocations of land for development as there is no requirement for a Neighbourhood Plan to include allocations.~~

~~HD1.4 Policy SD22 of the emerging SDNP Local Plan states that development will not normally be permitted outside of settlement boundaries. The residents of Findon agree with this approach.~~

Justification: NPPF 6; Obj. 5

5.0 Neighbourhood Plan Policies: continued

- HD1.1 Policy HD1 recognises that there is not sufficient land to meet the housing provision within the previous settlement boundary and reflects the strong preference of the community to allocate new housing at locations of less landscape sensitivity, of less landscape value and which are more sustainable.
- HD1.2 All the land parcels on the outside edge of the previous settlement boundary were assessed on landscape sensitivity, landscape value, view shed and sustainability criteria, which resulted in six, available sites, which cleared these assessment hurdles. The community were then invited to a consultation day and to participate in two surveys to express their preferences for the location of new housing from the six sites together with the two, more landscape and view shed sensitive sites proposed by the SDNPA and two small, previously developed sites within the settlement boundary. Landowners were also consulted and supported the local site preference surveys. The surveys attracted a good response rate which gave a significant level of confidence when used as the main part of the evidence base to inform the final housing site allocations.
- HD1.3 A capacity assessment of allocated sites indicates that between 33 and 38 new dwellings can be delivered during the period of the Plan, while at the same time retaining significant parts of the sites to provide an enhanced landscape transition to open countryside and facilitate a high quality design, replacement garden centre on one site and restored community allotments on another site. The allocations will deliver more dwellings than the housing provision in the 2017 Pre Submission Local Plan.
- HD1.4 The housing priority for Findon and the National Park is the delivery of affordable homes and modest sized, lower cost homes which directly reflect local housing need. Between 16 and 18 new affordable homes will result from allocation policies HD10 to HD13, which is higher than that required by affordable housing policies that are proposed in the 2017 Pre Submission Local Plan. Development proposals that include a higher percentage of affordable homes will also be required where a financial viability appraisal, using SDNPA 'viability toolkit' criteria, show this to be achievable, with a development profit at 25% of the gross development value and where the pre allocation value of the land is an agricultural or paddock value.
- HD1.5 Housing size, mix and tenure for a particular site allocation, at a particular time, should be determined in consultation with the Parish Council, the Housing Authority (Arun District Council and the SDNPA).
- HD1.6 Housing site allocation policies are HD10 to HD13, with the related, extension of settlement boundary policy as HD14.
- HD1.7 As two of the site allocations, HD10 and HD11, are in that part of the village on the south west side of the A24 bypass and are connected to plans for a replacement garden centre, the provision of community allotments, a future alternative access to the Quadrangle and a new footpath and cycleway to enhance connectivity with the southern end of the High Street, an outline masterplan for the south west end of the village has been included as policy HD9.

5.0 Neighbourhood Plan Policies: continued

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 criteria:

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

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

HD2.1 Evidence gained through the Parish survey indicates a requirement for local homes to enable local people to stay in the village (see Evidence Base 41). Indeed the NPPF 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.

Justification: NPPF 6; Obj. 1

Policy HD3 Live/Work Units

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

HD3.1 It is recognised that live/work units are not the same use as home working from a spare room. Live/work units provide an opportunity for an individual or a family to carry on their trade or profession adjoining their home which might otherwise involve a significant amount of traveling beyond the Parish or giving up residency in the Parish.

5.0 Neighbourhood Plan Policies: continued

HD3.2 It is important however to ensure that the work activities are not of such a nature that they would adversely impact on the amenity of neighbours and the local community and consequently not all work activities will be acceptable.

HD3.3 The relative scale of live/work units should relate to the built environment context or the rural edge landscape context of the specific location. The work unit part should be no greater than fifty per cent of the floor area of the residential part and the height of the work unit part no greater than 3.6 metres unless an acceptable case can be made for a greater area and height.

Justification: NPPF 6; Obj. 5

Policy HD4 Self Build Houses

Individual or small groups of self build houses, built for owner occupation, will be supported within the settlement boundary.

HD4.1 The NPPF recognises that there should be more opportunities for people to build individual houses, or groups of individuals to build small groups of houses in the UK and that local planning policy should encourage sites to be made available even as part of general need housing allocations, for self build houses.

HD4.2 The SDNPA Initial Consultation Options showed a preferred option to make sites available for self build houses in the National Park within or on the edge of existing settlements.

HD4.3 The Government has established a Custom Build programme which seeks to increase the level of self-build or custom-build schemes coming forward across the country.

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

Justification: NPPF 6; Obj. 5

5.0 Neighbourhood Plan Policies: continued

Policy HD5 Alterations and Roof Extensions

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

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

HD5.2 Extending roof spaces can provide additional affordable accommodation for the young and the elderly to remain in the family home.

Justification: NPPF 7; Obj. 2

Policy HD6 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.

HD6.1 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. These paddocks often form a boundary with rear gardens of houses close to the built up area boundary. It is considered important to retain and enhance this inter-relationship which is such feature of the Parish fringe.

HD6.2 It is important that these paddocks do not form part of the residential curtilage of the dwellings on the Parish fringe and therefore do not change the BUA boundary.

Justification : NPPF 11; Obj. 2

5.0 Neighbourhood Plan Policies: continued

Policy HD7 *Design of development*

The design of development must follow the guidance set out in the Findon Village Design Statement (see Appendix 4) which seeks to ‘ensure that the valued physical qualities and characteristics of the village and its surroundings are conserved, protected or improved.’ Development must seek to reflect the design style of older traditional surrounding buildings and conserve and enhance designated and non designated heritage assets. The use of local stone and flint will be encouraged.

HD7.1 Findon village is a compact downland village. It has outlying settlements to the South and North. The hamlet of 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.

HD7.2 Policy G5.1 of the Findon Village Design Statement states ‘The heritage architecture of the Village is characterised by the use of flint walls, local stone or tiles for roofs and the decorative oval ‘Findon’ windows in wood or metal. Current examples should be preserved and the use of such features in new builds encouraged.

Justification: NPPF 7; Obj. 3

Policy HD8 *Outdoor space*

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

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

Justification: NPPF 7; Obj. 3

5.0 Neighbourhood Plan Policies: continued

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

Development proposals for housing site allocations HD10 and HD11 should follow the masterplan (see Map 4) which also includes the paddock areas, garden centre site, restored allotments, new road, footpath and cycleway links connecting HD10, HD11 and the Quadrangle to the southern end of the High Street at the Black Horse.

- HD9.1 The south west end of Findon, on the other side of the A24 bypass, although within a desirable walking distance of the southern end of the High Street and within an acceptable walking distance and desirable cycling distance of the Village Hall, the Community Store and The Square, has previously been designated outside the settlement boundary, which has prevented development proposals for new housing coming forward. The south west end of Findon however presents an opportunity to integrate new housing into a better connected village, with significantly less impact on the landscape than alternative sites at the eastern and north eastern edge of the settlement which are of higher landscape sensitivity and landscape value.
- HD9.2 Preparation of a masterplan for this identifiable area of Findon is the sensible way to plan and coordinate housing development that also integrates new and enhanced connectivity routes, shared community uses including the garden centre and its future, and visitor attraction, understanding and access to this part of the National Park. The outline principles of the masterplan were included in illustrative proposals for sites HD10 and HD11 which were available as part of the local consultation and surveys on housing site preferences.
- HD9.3 The two allocated sites at the south west end of Findon, were very significantly the most preferred locations for new housing in the local consultation surveys. They are of significantly less landscape sensitivity and landscape value than most of the other sites around the settlement boundary, are less visible in the local landscape view shed analysis, are sustainable, and provide an opportunity to; enhance connectivity at the south west end of Findon and with the southern end of the High Street; introduce an alternative access to the A24 for the Quadrangle and site HD11; restore a reasonable number of allotments for community use on the former allotments site; strengthen a landscaped transition to open countryside to the south as a local gap for Findon and the National Park; and through the allocation on site HD10 facilitate a high quality design, replacement garden centre or life style centre in a modern, vernacular farmyard form and external materials more appropriate to its location at one of the main southern gateways into the National Park, with the potential to include a visitor information centre close to good, publicly accessible footpath and bridleway links up to higher, attractive downland around Rogers Farm, the ancient flint mines, West Hill and beyond to Findon Manor parkland, the church and Church Hill.

5.0 Neighbourhood Plan Policies: continued

- HD9.4 All the elements of the masterplan should be deliverable within the period of the Updated Neighbourhood Plan. The current short term lease for the existing, old style garden centre expires around 2025 and it is the freehold family's aspiration to replace the existing buildings with a high design quality replacement garden centre or life style centre, as outlined in HD9.3.
- HD9.5 One of purposes of the masterplan is to guide independent development of allocated site HD11, the restored allotments, footpath and cycleway link towards the southern end of the High Street, in advance of development of site HD10 and a replacement garden centre, to ensure sensitive, sustainable and coordinated enhancement of this, until now, somewhat ignored part of Findon.
- HD9.6 It is appreciated that the highways elements in the masterplan; a reduction from 50 mph to 40 mph on the A24 bypass from the southern entry point into the National Park to North End and a shared pedestrian/equestrian crossing between the access to the garden centre and the southern end of the High Street at the Black Horse can only be aspirations in a Neighbourhood Plan. However the masterplan is sufficiently robust in conception that the highways elements, although desirable are not essential to the delivery and successful outcome of the masterplan and the housing site allocations.
- HD 9.7 The Parish Council are committed to continue to lobby the highway authority and the local county councillor for both those improvements which will also benefit accessibility to and from the entire village, connectivity, in particular for local people and local equestrians, while enhancing the visitor experience when arriving at and exploring this attractive downland village.

Map 4: Masterplan - South west end of Findon



5.0 Neighbourhood Plan Policies: continued

Policy HD10

Housing allocation on southern part of land at the Garden Centre

1. Part of the land to the south of the garden centre is allocated for a development of between 10 and 12 residential dwellings (class C3 use). Planning permission will not be granted for any other uses.

Detailed proposals that meet the following site specific development requirements will be permitted:

- (a) Development should only be undertaken on the allocated site, not the southern end of the paddocks which are to be retained as an enhanced green transition to further areas of paddocks, open countryside and the PROW to the south. Native tree and hedgerow infilling will be required to strengthen existing tree and hedgerow screening at boundaries to the south and the west;*
 - (b) Vehicular access should be provided via an upgraded to adoptable standard access road through the garden centre site to the existing access onto the A24 opposite the southern entry to the village at the Black Horse;*
 - (c) A new adoptable standard access road should also be provided to link the site with allocation site HD11 to provide an alternative access to the A24 from allocated site HD11 and the Quadrangle;*
 - (d) A vehicular access and field gate should also be provided to the paddocks at the southern end of the site to allow continued use as grazing paddock(s)*
 - (e) Demonstrate no significant harm will be caused to ground water resources;*
 - (f) Minimise hard surface areas on the site and use permeable surfaces and hard landscaping where possible to maximise infiltration of water and reduce surface water run off;*
 - (g) Enhance biodiversity, in particular to provide for local, notable and protected species.*
- 2. The development will be subject to a S106 Agreement that requires a garden centre, or life style centre use to be retained on the current garden centre site. If at the planning application stage of the housing development, either a refurbished or a replacement garden centre or life style centre cannot be demonstrated to be financially viable, the housing allocation for between 10 and 12 residential dwellings will be assigned to the garden centre site with the requirement to include the link road to allocation site HD11, and all the land to the south will be retained as field pasture or grazing paddocks, except that part needed to provide the link road.*
- 3. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:*
- (a) Trees and hedgerows on the site boundaries should be retained and new infilling with native trees and hedgerows should be undertaken to strengthen boundary screening;*
 - (b) New planting should be suitable for pollinating species;*

HD10.1 **Site Area:** 0.75 hectares allocated (1.2 hectares land parcel)

Current Use: Grazing paddocks

Environmental Designations:

Flood Risk:

Development Density: 16 dwellings/hectare (c 55 bed spaces/hectare)

5.0 Neighbourhood Plan Policies: continued

- HD10.2 The land parcel is an area of grazing paddocks immediately to the south of the Garden Centre which is located at the south west end of Findon on the west side of the A24, the bypass which has, historically, left the main part of the village less well connected to the south west end, although the site is within a desirable walking distance (400m) of the southern end of the High Street, a small parade of shop frontages and the Black Horse pub/restaurant.
- HD10.3 The housing allocation site is the northern end of the paddocks bordered by the Garden Centre to the north, rear gardens of part of the western side of the Quadrangle to the east, a large area of paddocks on rising ground to the west and further paddocks to the south, defined by a PROW and bridleway which then continue up the rising ground towards Rogers Farm, West Hill, linking with footpaths that lead to Findon Place parkland, the church and Church Hill.
- HD10.4 The site is relatively level up and reasonably well screened by native trees and hedgerows on the western boundary beyond which the larger area of paddock land starts to rise significantly, becoming progressively more visible in the wider downland landscape. The eastern boundary is defined by a continuous 1.8 metre high close boarded fence to the rear gardens of part of the western side of the Quadrangle.
- HD10.5 The PROW and bridleway run immediately outside the relatively well screened southern boundary of the paddock land with a further area of paddock land further south. Retention of the southern end of the land parcel as paddock(s) will ensure a soft, green, landscaped transition is maintained between the new housing and the PROW, further paddock land and open countryside, key elements in the green part of the Findon Local Gap which was previously protected by policies in former Arun Local Plans.
- HD10.6 The adjoining Garden Centre plays an important role as a venue for social interaction in the community, as well as being a destination retail facility. The freehold of the Garden Centre, like the housing allocation site and surrounding paddocks is still retained by the family who own and run Rogers Farm and have done so have for three generations. The current lease to the Wyevale Group, as operator, expires in 2025 and the family have aspirations to replace the existing garden centre buildings with a new, high quality design garden centre, or life style centre, using Sussex vernacular farm building forms and a palette of local vernacular and contemporary external materials which better reflect the important location at one of the main southern gateways to the National Park. Very close to the public footpath and bridleway network which leads up to Rogers Farm, West Hill and across to Findon Place parkland, the church and Church Hill, from where there are far reaching attractive views over Findon and open downland beyond, suggests a sensitively designed replacement Garden Centre may also be an appropriate venue to provide a visitor centre for this part of the National Park.
- HD10.7 The Garden Centre access to the A24 is directly opposite the entrance to the southern end of the High Street, while the existing 'service road' runs almost up to the site. Vehicular access to the site can follow a similar route but with the provision of a landscape buffer between an upgraded local road and the rear gardens of the few houses situated along the A24. The connectivity of the site with the southern end of the High Street and the main part of the village would be significantly strengthened,

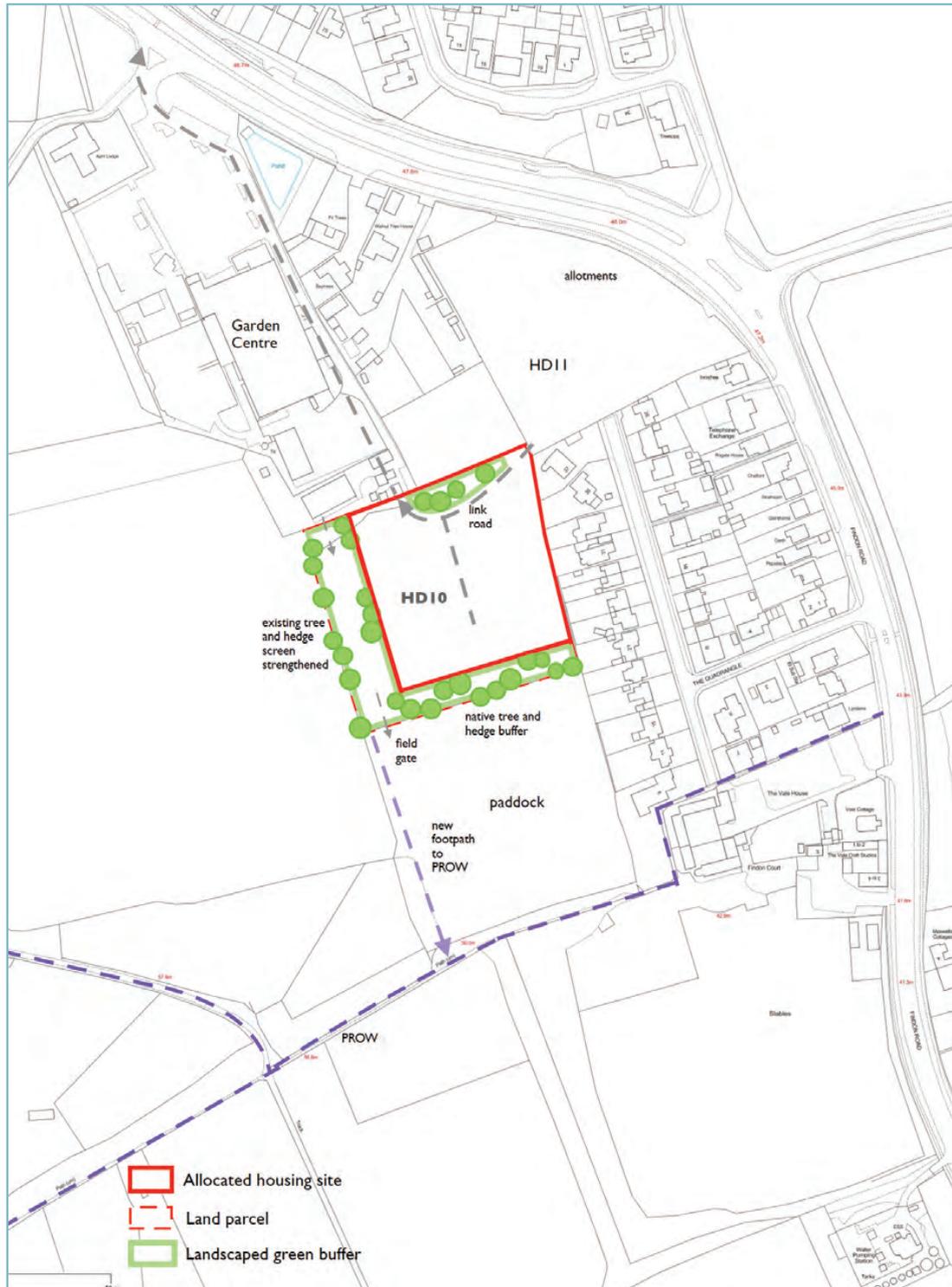
5.0 Neighbourhood Plan Policies: continued

the site being within a desirable (European) walking distance (400m) of the southern end of the High Street and within an acceptable European) walking distance (800m) of the Village Hall, the Community Store and the facilities in The Square.

- HD10.8 The housing site also shares a short length of boundary with housing allocation site HD11, the former allotments at the northern end of the Quadrangle. This provides an opportunity to introduce a local link road from site HD11 and the Quadrangle, via the upgraded local 'service road' for the Garden Centre, to the A24, opposite the southern entrance to the High Street and the main part of Findon. This would significantly enhance the connection between the south western end of the village and the southern end of the High Street, an important element in the masterplan for development in this part of Findon, which provides a significant part of the housing provision, restored allotments, new footpaths and cycleways and facilitates a sensitively designed replacement Garden Centre, without having to develop more landscape sensitive sites at the eastern and north eastern downland edge of the settlement.
- HD10.9 The site allocation also presents a good opportunity to provide the more modest sized dwellings that more closely reflect local connection housing need, while still facilitating the enhanced connectivity with the main part of the village and the abnormal costs of providing a replacement Garden Centre in a Sussex vernacular form and materials at one of the main southern gateways to the National Park.
- HD10.10 It is recognised that replacement and new garden centres tend to be of a considerably larger size than their traditional counterparts. Notwithstanding the family owners long standing connection with Findon and strong aspirations to create a high quality design, replacement Garden Centre, within the current garden centre site, if at the time of the planning application for new housing and if in advance of a planning application for a replacement garden centre, a financial viability appraisal for a replacement garden centre, or life style centre, will be required to accompany the planning application. If that clearly shows that a replacement, or refurbished garden centre, or life style centre is unlikely to be viable and that a future garden centre use on the site is likely to be redundant, the housing allocation will be assigned to the current garden centre site, with all the existing paddock land retained and the settlement boundary will be amended to include only the garden centre site.
- HD10.11 This approach intends to ensure that the housing development does not go ahead on the allocation site (with the loss of an area paddock land) unless there is a robust and financially viable plan for a replacement garden centre, in place. In the event that the housing development goes ahead and subsequently the replacement garden centre does not, despite the earlier, positive viability assessment, planning permission for a change of use to housing should not be permitted and the garden centre site should be considered for designation as a Local Green Space, or Local Open Space or for equine or community uses, in a further addendum to the Neighbourhood Development Plan (2016 -2035), as mitigation for the loss of paddock land in the implementation of policy HD10.

Housing Site Allocation HD10

Southern part of paddocks at Garden Centre



5.0 Neighbourhood Plan Policies: continued

Policy HD11 *Housing allocation on former allotments land north of the Quadrangle*

1. Part of the former allotments land immediately to the north of the Quadrangle is allocated for a development of between 9 and 10 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

- a) Development should only be undertaken on the south west part of the site and provide newly restored, serviced allotments on the rest of the site;
- b) Native tree and hedgerow infilling should be carried out to strengthen the existing tree and hedgerow screening along the boundary with the A24 footpath and verge and the boundary with the Lister Yard;
- c) A landscaped buffer should be provided to the side gardens to the two existing dwellings at the northern end of the Quadrangle;
- d) Vehicular access should be provided via the adoptable access road that serves the Quadrangle and gives direct access to the A24. The Parish Council is committed to continue to lobby the highway authority for a reduction in speed limit to 40mph on this part of the A24, which will improve this junction and other entry roads into Findon;
- e) Provision shall also be made in the development for connection to a new adoptable link road which will be formed as part of the development of site HD10, and will make available an alternative route to the A24 via the garden centre site and its existing access to the A24;
- f) An attractive publicly accessible footpath and cycleway should also be provided through the site to the northern end where there is a footpath along the A24 to the southern end of the High Street. This footpath and cycleway should extend to the Quadrangle to enhance village connectivity for the south western end;
- g) Demonstrate no significant harm will be caused to ground water resources;
- h) Minimise hard surface areas on site and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run off; and
- i) Enhance biodiversity, in particular for local, notable and protected species.

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

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

- a) Trees and hedgerows on the site boundaries should be retained and new infilling with native trees and hedgerows should be undertaken to strengthen boundary screening;
- b) New planting should be suitable for pollinating species;
- c) Suitably conditioned soil to a minimum depth of 600mm should be provided to the restored allotment land which should also be formed with an appropriate sub soil drainage system to prevent water logging.

5.0 Neighbourhood Plan Policies: continued

- HD11.1 **Site Area:** 0.55 hectares allocated, (0.95 hectares land parcel)
Current Use: Vacant, overgrown, former private allotments
Environmental Designation:
Flood Risk:
Development Density: 18 dwellings/hectare (c 50 bed spaces/hectare)
- HD11.2 The former allotments site is located at the northern end of that part of the Findon settlement on the south west side of the A24, known as the Quadrangle, a residential development of around 32 houses and bungalows. Although on the other side of the A24 from the main part of the village, the site would be within a desirable (European) walking distance (400m) of the southern end of the High Street and the social and retail facilities at the garden centre, if a new footpath is provided through the site running northwards as part of the development. The site is also within a desirable walking distance of bus stops on the A24 for two local bus services which continue on to rail links in Worthing.
- HD11.3 Although the 2017 Pre Submission Local Plan does not included a specific walking strategy, the introduction of a new attractive, publicly accessible footpath and cycleway to encourage walking over desirable and acceptable walking distances into the centre of Findon is consistent with 2017 Pre Submission Local Plan policy SD20 and Neighbourhood Development Plan G policies to enhance opportunities for walking, riding and cycling throughout the village.
- HD11.4 The allocation site, where new housing should be located, is the south west part of the former allotments site. The remainder of the site is to be restored as community allotments with ownership transferred to the Parish Council who are the body responsible for the provision and management of allotments, or by agreement, to a Community Land Trust. The new restored and serviced allotments will help respond to the well established need for more allotments i Findon, evidenced by a long standing Parish Council waiting list. The location of the restored allotments on the north east part of the former allotments site will contribute to the strengthening of the existing tree and hedgerow landscape buffer between the A24 and that part of the site allocated for housing.
- HD11.5 The housing site will therefore be bordered by the restored allotments and the strengthened native tree and hedgerow screening to the A24, a strengthened native, existing tree and hedgerow screen to the Lister Yard and a small section of site HD10 and the side garden boundaries of the last two houses at the northern end of the Quadrangle. Owners of the side gardens should be fully consulted on preferred boundary treatments prior to submission of any planning application for the development.
- HD11.6 Although the access to the site via the Quadrangle adoptable standard access road was considered acceptable by SDNPA appointed highways consultants during the SHLAA assessment, the Quadrangle residents and the Parish Council will continue to lobby WSCC, the highway authority and the local county councillor to introduce a reduction in speed limit on the A24, from 50 mph to 40 mph, from the southern entry to the National Park to North End. This will improve accessibility at the Quadrangle junction as well as benefit the other junctions from the A24, into and out of Findon.

5.0 Neighbourhood Plan Policies: continued

- HD11.7 The development of site HD10 gives the opportunity to arrange an alternative access onto the A24, via an upgraded access road through the garden centre site to the existing access onto the A24, opposite the main entrance to the southern end of the High Street and the Black Horse, while also connecting the site and the Quadrangle with the social and retail facilities at the garden centre. Improved connection with the main part of the village is an important element of the masterplan, Policy HD9.
- HD11.8 The masterplan does not require the development of site HD10 to be implemented prior to, or currently with the development of site HD11. It has been prepared to guide and coordinate the overall approach to sensitive and sustainable development at the south west end of Findon. The development of site HD11 can be implemented independently although the layout should be planned with spatial provision allowed for an adoptable standard connection to the link road which is to be provided as part of the development of site HD11 and a replacement garden centre.
- HD11.9 The site has the potential to provide valuable wildlife habitats and is within a wider area of Protected Notable Species. An ecological survey of the whole site will be required to ensure development enhances opportunities for these species to flourish. Parts of the site may also be at risk of potential surface water or ground water flooding because of the ground level in relation to the raised level of the A24 and possible gravel extraction activities in the past. A site specific flood risk assessment and a ground investigation report should accompany any planning application for the housing site and a site specific flood risk assessment for the area of the restored allotments.
- HD11.10 Development proposals should therefore be informed by the following evidence studies:
- Landscape Assessment;*
 - Ecology Survey and Protected Species Survey;*
 - Landscape and Visual Impact Assessment;*
 - Flood Risk Assessment; and Soil Investigation Report.*

Housing Site Allocation HD11

Former allotments north of the Quadrangle



5.0 Neighbourhood Plan Policies: continued

Policy HD12 *Housing allocation on land north of Nightingales*

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

- a) Demonstrate that the level of housing and access roads respond to potential surface water run off from changes to ploughing direction in fields to the north and east and potential emergence of ground water;
- b) Demonstrate that the housing layout and design respond to the challenge of mitigating the effects of traffic noise from the A24, in particular by not placing openable windows in bedrooms and living rooms that face west or north and including an internally ducted and acoustically attenuated ventilation system with external louvres on eastern elevations or roof slopes;
- c) Vehicular access should be provided via the adoptable access road to Nightingales which leads to Horsham Road and the A24. A parking survey should be undertaken in and around the access road to Nightingales, the Oval, Old Cottages and the former fire station to inform the extent of alternative parking provision that will need to be provided to allow the introduction of restricted on street parking along the access road to Nightingales and the site. This alternative parking provision may be provided on site, or off site as an enabling development and should be available before the new housing is occupied;
- d) Existing parking spaces for Nightingales that will be lost to form the access to the site should be provided close to the southern end of the site together with an additional 5 parking spaces for the Nightingales development which has an emerging shortfall in parking provision;
- e) The existing overhead mains electricity cables and pylon mounted sub station on the site, should be diverted below ground with a securely fenced sub station at ground level near the site boundary and access road, by arrangement with the network supplier;
- f) Between 6 and 7 of the new dwellings should be affordable homes with 75% for affordable rent. All the homes will be subject to the local connection policy HD2. This is a higher percentage of affordable homes than would be required under the 2017 Pre Submission Local Plan affordable housing policies, but better meets local connection housing need and the priorities of the site owner, Arun District Council, the housing authority, while still leaving a market housing element to facilitate the provision of alternative and additional parking (c) and other abnormal site development costs;
- g) Demonstrate no significant harm will be caused to ground water resources;
- h) Minimise hard surface areas on site and use permeable surfaces and soft landscaping where possible to maximise infiltration and reduce surface water run off;
- i) Enhance biodiversity, in particular to provide for local, notable and protected species.

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

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

5.0 Neighbourhood Plan Policies: continued

- HD12.1 **Site Area:** 0.4 hectares
Current Use: Grazing paddock
Environmental Designations:
Flood Risk:
Development Density: 25 dwellings/hectare (c 55 bed spaces/hectare)
- HD12.2 The site is located immediately to the north of the residential development at Nightingales, at the northern end of Findon. The site is bordered on two sides by large areas of cultivated fields but is well screened by native trees and hedgerows on the boundaries. The A24 lies immediately beyond the western boundary which is also well screened by native trees and hedgerows. The residential development at Nightingales borders the southern end of the site.
- HD12.3 The site is not visible in the wider landscape from main viewpoints and public footpaths; from the top of Stable Lane, the road and footpath towards and beyond Gallops Farm, the PROWs at Long Furlong and around Church Hill.
- HD12.4 Traffic noise from the A24 however is significant and a site specific noise survey will be required to inform detailed design proposals to ensure new homes meet UK, European and WHO standards for internal noise levels in habitable rooms. Policy HD12 outlines the likely design measures that will need to be considered for the layout on site, window type and orientation and ventilation system.
- HD12.5 The main electrical supply for the residential development at Nightingales and some other properties at the north end of Findon is carried by overhead cables which cross the site, with an on site pylon mounted sub station. Development proposals will require the overhead cables to be diverted below ground on the site and a securely fenced sub station to be located at ground level near the site access, by the network supplier.
- HD 12.6 Inconsiderate on street parking along the access road to Nightingales and the site has presented a challenge to occupants of Nightingales for several years. This more than likely arises because of a shortfall in parking for the west side of the Oval, Old Cottages and the current commercial use of the former fire station. A neighbourhood parking survey will therefore be required to establish the level of parking shortfall and inform proposals to provide alternative, additional parking in the neighbourhood that will allow parking restrictions to be introduced on the access road to Nightingales and the site. Alternative, additional parking in the neighbourhood is likely to be deliverable as the landowner of the site, Arun District Council, the housing authority, also retains ownership and control of the amenity spaces and verges in and around the Oval, Old Cottages and the approach to Nightingales.
- HD12.7 The site has potential to provide valuable wildlife habitats and is within a wider area of Protected Notable Species. An ecological survey of the whole site will be required to ensure that development enhances opportunities for these species to flourish.

5.0 Neighbourhood Plan Policies: continued

HD12.8 The site is also at risk of potential surface water and ground water flooding from changes in ploughing direction in the adjoining downland fields beyond the eastern boundary. A site specific flood risk assessment should therefore accompany any planning application for this site and should particularly consider a strategy for seasonal liaison with the downland farm which cultivates the rising fields to the east, the levels of the dwellings and roads on the site and the introduction of field boundary ditches and a native, on site balancing pond.

HD12.9 Development proposals should therefore be informed by the following evidence studies:

Landscape Assessment;

Ecological Survey and Protected Species Survey;

Landscape and Visual Impact Assessment;

Flood Risk Assessment;

Traffic Noise Survey; and Neighbourhood Parking Survey.

Housing Site Allocation HD12

Land north of Nightingales



5.0 Neighbourhood Plan Policies: continued

Policy HD13 Housing allocation on the former fire station site (brownfield)

1. The former fire station site is allocated for the development of between 5 and 6 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirement will be permitted:

- a) The existing building and tower should be carefully demolished to allow retention of the mature trees at the front of the site;
- b) Vehicular access should be at one or the other of the existing crossovers onto the highway, to allow retention of the mature trees at the front of the site;
- c) Demonstrate that the layout and design of the dwellings respond to the challenge of mitigating the effects of traffic noise from the A24, in particular by not placing openable windows to bedrooms and living rooms with elevations that face the A24 and including an internally ducted and acoustically attenuated ventilation system with external louvres in eastern elevations or roof slopes;
- d) A development of self contained flats in the architectural form of a vernacular, converted farm yard or stable complex, using a palette of local vernacular materials will be particularly supported as the site is an important location at the entry to Findon from the north and the development design should take the opportunity to reflect the rural character and equine heritage of this attractive settlement and set a high standard for the National Park;
- e) Opportunities to share the communal facilities, outdoor spaces and gardens at the adjoining Nightingales residential development should be explored and will be supported;

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

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

HD13.1 **Site Area:** 0.096 hectares

Current Use: Commercial use, servicing vehicles

Environmental Designation:

Flood Risk:

Development Density: 62 dwellings/hectare (c 95 bedspaces/hectare)

HD13.2 The site comprises the former fire station building and hardstanding located within the settlement boundary at the northern end of the village and close to the northern access to Findon from the A24. The site is bordered on three sides by residential development and has sparse to non-existent tree and hedgerow screening at the western boundary with the footpath and verge which run along the A24.

HD13.3 The western boundary should therefore be extensively screened by the introduction of native trees and a full, double planted, native hedgerow.

5.0 Neighbourhood Plan Policies: continued

- HD13.4 The former fire station building, hardstanding and vehicle yard is under a short term lease with less than four years remaining, to the current occupier, a private ambulance vehicle servicing company. There is no policy requirement in the Neighbourhood Development Plan (2016 - 2035) or in the 2017 Pre Submission Local Plan to retain an employment use on this site and although the site has a commercial use value, it would still be financially viable for redevelopment as a small scale, residential scheme.
- HD13.5 The existing fire station building is relatively modern and has no particular architectural merit, attraction or heritage interest and therefore redevelopment of the site provides an opportunity to deliver modest sized dwellings, particularly flats. Redevelopment also provides the opportunity to improve the character of the approach to the northern end of Findon through a layout, building form and detail design that recollects the pre 20C, rural, working character of the settlement; individual farm yards, stable yards and outbuildings. A redevelopment in the form of a sensitive conversion of traditional rural working buildings like a farm yard or stable complex would fit well with the modern converted flats which better meets one of the specific local connection housing needs, while achieving a higher density at an appropriate location within the village fabric.
- HD13.6 At the same time it is recognised that other layouts and architectural forms may be able to deliver a small development of flats. Reference to vernacular building forms and materials in a contemporary design approach will also be supported where there are also design references to the unique character, equine heritage and relationship with the downland countryside, found in Findon. This has some significance for the housing local connection policy where priority is given occupants with a Findon connection, often an older generation who are more likely to relate better to familiar rural building forms and materials.
- HD13.7 The site adjoins the residential development at Nightingales where there are communal facilities including outdoor spaces and gardens. Development proposals which explore possible arrangements for some shared or joint use of these facilities would provide an opportunity for further, informal social interaction and cohesion at the northern end of the village.
- HD13.8 Traffic noise from the A24 however is significant and a site specific noise survey will be required to inform detailed design proposals to ensure new homes meet UK, European and WHO standards for acceptable internal noise levels in habitable rooms. Policy HD12 outlines the likely measures that will need to be adopted for the layout on site, window type and orientation and ventilation system. Air pollution levels should also be measured on the site because of traffic volume and a Stage 1 desktop contamination report should be undertaken because of previous and current use of the site.
- HD13.9 Development proposals should therefore be suitably informed by the following evidence studies:
Landscape and Visual Impact Assessment;
Traffic noise survey;
Environmental Air Pollution Survey;
Desk Top Contamination Report.

Housing Site Allocation HD13

Former Fire Station Site



5.0 Neighbourhood Plan Policies: continued

Policy HD14 *Extension of the settlement boundary*

The settlement boundary has been extended to include the housing allocation sites. (see Map 2A). Planning permission will not be granted for any development outside the settlement boundary unless it meets the strict criteria set out in the 2017 Pre Submission Local Plan for the special circumstances where development outside the settlement boundary may be granted consent.

HD14.1 It is essential to continue to protect downland and open countryside in the National Park. A clearly defined settlement boundary is the most effective policy approach to maintain a robust level of protection.

Policy CFW4(A) *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).*~~

If land, or part of land, formally used as private allotments, but not being used for allotments, becomes available and there is a Parish Council waiting list for allotments, its use for allotments will be supported, or its use in association with a housing allocation that provides serviced allotments on at least 40% of the former allotment land will be supported (See Map 1)

CFW4.1 No change

5.0 Neighbourhood Plan Policies: continued

5.8 Supporting Evidence/Background Documents

The following were used in the creation of the Plan:

Supporting Evidence

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

Background Documents

South Downs National Park Access Network and Accessible Natural Greenspace Study 2014
South Downs National Park Management Plan
Flood and Water Management Act (2010)
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
The Quiet Lanes and Home Zones (England) Regulations 2006

Findon Past



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

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

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

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

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

Appendix 2: Local Green Spaces - Policy CFW6

The NPPF para. 76 defines Local Green Space as:

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

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

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

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

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

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

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

Appendix 2: Local Green Spaces: continued



1. Pond Green

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

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

2. Homewood Green and Play Area

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

0.31ha NPPF: 1,2,5,8

3. Cricket Field

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

2.11ha NPPF 1,2,3,4,5,8

4. St John the Baptist School Playing Field

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

0.68ha NPPF: 1,2,5,8

Appendix 2: Local Green Spaces: continued

5. The grassed area adjoining the Village Hall

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

0.35ha *NPPF: 1,5,8*

6. Open areas at village entrances

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

0.21ha total *NPPF: 1,8*

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

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

0.20ha *NPPF: 1,2,3,4,5,7,8*

~~**8. The Sussex Twittens between Holmcroft Garden and High Street, Cross Lane and the High Street and Soldiers Field to Braeside Close**~~

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

~~*0.10ha* *NPPF: 1,2,4,5,8*~~

5.0 Neighbourhood Plan Policies: continued

Clarification to locations numbered 8.

8. The Sussex Twittens between Holmcroft Garden and High Street, Cross Lane and High Street, Soldiers Field to Braeside Close and green landscaped surroundings to historic ‘quiet lanes’ Cross Lane and to West View and North View Cottages.

The Twitten and historic ‘quiet lanes’ are special to many parts of Britain and are described as either a narrow path between walls and hedges or a historic narrow lane between hedgerows and trees where these features form an integral part of the character and tranquility of the ‘quiet lane’. In Findon these twittens and ‘quiet lanes’ are important features in the rural character of the village and help provide safe, informal links between different parts of the village.

At present WSCC, the designating authority, do not yet have a ‘quiet lane’ policy in place to preserve and enhance quiet lanes.

The ‘quiet lane’ leading from Cross Lane to West View and Northview Cottages relies on its tranquility and historic character from the green margin of land between the ‘quiet lane’ and the access road to the mid 20C residential development in Paddock Way. Maps from the late 1800s show this green margin of land with trees separating the access to Nephote Lodge Stables (now Paddock Way with the mid 20C converted stables at the southern end). This gives the ‘quiet lane’ and its green margin its historic character linked with the highly valued equine heritage of Findon.

0.20 ha NPPF: 1,2,4,6,7,8

9. Footpath along Convent Garden/Nephote Lane (signposted ‘Private Footpath’)

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

0.41ha NPPF: 1,2,5,8

Appendix 3: Local Open Space

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

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



1. The green area at The Oval

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

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

This is an area of communal grassland with a bench.

3. The green area at Downview Road

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

4. The green area at Horseshoe Close

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

Appendix 4: List of Flint Walls - Policy ES7

Location	Length Paces	Height Metres	Condition Good/Fair/Poor	Character Good/Fair/Poor
3 Steep Lane	2.50	1.50	Good	Good
3 Steep Lane	29.00	1.50 & dropping	Good	Good
2 Steep Lane	10.50	2.00	Poor & covered in ivy	Good
Between 2 Steep Lane/37 High St	8.00	1.75	Good	Good
37 High Street	10.00	2.00	Moderate (5m) & Poor (5m) Ivy covered	Fair
52 High Street	6.00	1.50	Good (Wall) - Poor (Coping)	Good
64 High Street	11.00	1.50 & 1.00	Good (Wall) - Varied (Coping)	Good
64 High Street	12.00	2.50	Good with 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

Appendix 4. List of Flint Walls: continued

Location	Length Paces	Height Metres	Condition Good/Fair/Poor	Character Good/Fair/Poor
Priory Cottage (pathway entrance walls)	1.00	1.00	Good	Poor
Nepcote, Steep Lane	18.00	1.25 & dropping	Fair (some holes developing)	Good
The 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

Appendix 4. List of Flint Walls: continued

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

Appendix 4. List of Flint Walls: continued

Location	Length Paces	Height Metres	Condition Good/Fair/Poor	Character Good/Fair/Poor
Tudor Close, East Side	55	1.5	Mixed, some overgrown. Fencing with metal posts screwed to wall	Fair but varied
Between 1 & 2 Tudor Close	9	3	Overgrown and hidden	Poor
4 Nepcote Lane	8	1	Good	Good
The Old Post Office, Nepcote Lane	4	0.5	Good, topped with seats cut in	Good
Marigold Cottage, Cross Lane	3	1	Good	Good
Fig Tree Cottage, Cross Lane	9	1.5	Poor, bad repairs made	Good
Kenseys, Cross Lane	11 & 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

Appendix 4. List of Flint Walls: continued

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

Appendix 4. List of Flint Walls: continued

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

Appendix 4. List of Flint Walls: continued

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

Appendix 4. List of Flint Walls: continued

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

Appendix 5: Findon Design Guide - *Policy HD8*

Separate document

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

Buildings and Structures listed in ADC SPD

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

Nepcote

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

School Hill

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

SPD Criteria taken from ADC document

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

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

Appendix 7 Pre Submission Consultation Statement

- 7.1 Following publication of the two SDNPA proposed housing site allocations in Findon, in March 2017, which had arisen because the made Neighbourhood Development Plan had not taken up the opportunity to allocate housing sites, a Parish Meeting was called by the community to look at ways in which the community could now have a say in the location of proposed housing sites, as it was known there were alternative, available and deliverable sites which were significantly less landscape sensitive than the SDNPA proposed sites.
- 7.2 Before publication of the two SDNPA proposed housing site allocations, the SDNPA had consulted with the Parish Council, the qualifying body for the FNDP (2016 - 2035), who firmly expressed their view and the community view that there were alternative, less landscape sensitive locations for new housing to meet the housing provision for Findon in the 2017 Pre Submission Local Plan. The SDNPA were not confident however that there was robust enough evidence available at that time on the alternative sites and continued to bring forward their two proposed sites into the full 2017 Pre Submission Local Plan published in September 2017.
- 7.3 Following the Parish Meeting in April 2017, a Working Group of local volunteers was set up to report on the implications of preparing an Updated Neighbourhood Plan which would include housing site allocations. The Parish Council, as qualifying body, subsequently ratified the preparation of an Updated Neighbourhood Plan by the Working Group, which included representatives from different parts of Findon and two parish councillors.
- 7.4 In August 2017 a consultation day was held at the Village Hall, attended by nearly 200 local people, where illustrative layouts of alternative, available and deliverable sites as well the two SDNPA proposed sites, were on display, with members of the Working Group available to answer queries and collect completed housing site location preferences survey forms. All households also received a preferences form to complete and either hand in at the new Community Store, or complete electronically via the Survey Monkey portal. Details of the Parish Council website and the Findon village website where the illustrated layouts were available to view, were also included on the preferences form.

Appendix 7 Pre Submission Consultation Statement

- 7.5 Advice on the format of the preferences form and analysis of results was taken from a professional survey analyst. The response rate of over 450, represents 25 % of households and 33 % of the population was significant, being higher than voting in the referendum on the original Neighbourhood Plan and allowed a good degree of confidence to be given from the results.
- The order of preference for the location of new housing from the eight sites included in the survey (the sites having met the landscape first assessment hurdle, plus the two SDNPA proposed sites) was:
1. Former allotments site (10 dwellings and allotments)
 2. Former fire station site (within settlement boundary) (5 flats)
 3. Land north of Nightingales (11 houses and flats)
 4. Atalanta/Mayland (within settlement boundary) (4 (net) houses and flats)
 5. Part of Monarch's field adjoining the Village Hall and Glebelands (12 houses, funding replacement pre school)
 6. Land east of Pony Farm (4 (net) houses)
 7. Redevelopment of Soldiers Field House and grounds (SDNPA proposed site) (11 houses)
 8. Paddock east of Elm Rise (SDNPA proposed site) (15 - 20 houses and flats)
- 7.6 During the survey period the Rogers Farm landowner, who also owns the freehold of the Garden Centre and surrounding paddocks at the south west end of the village, near the former allotments site, put forward part of the paddocks as an available housing site, as part of an emerging plan to provide a replacement garden centre.
- 7.7 After an assessment of the potential landscape implications and informal community consultation, the Working group decided to hold a second housing site preferences survey that included the new site. On the advice of the professional survey analyst the three least preferred sites, by some way, from the first preferences survey were not included in the second survey, not least to minimise respondent irritation.
- 7.8 The second survey was held during December 2017 using the same format, distribution and electronic response option. The response rate was significantly lower with 216 completed forms, but the preference for location of the new housing at the south west end of the village was still very significant.
- The order of preference for the second survey was:
1. Former allotments site (houses)
 2. Paddock south of Garden Centre (12 houses)
 3. Former fire station site (within settlement boundary) (5 flats)
 4. Paddock north of Nightingales (11 houses and flats)
 5. Part of Monarch's Way field adjoining the Village Hall and Glebelands (12 houses, funding replacement pre school)
 6. Atalanta/Mayland (within settlement boundary) (4 (net) houses and flats) note: Little difference shown in preferences between 1 and 2 and between preferences 4 and 5.
- 7.9 The two survey results and analysis have informed the housing site allocations, the sites being available, viable and deliverable within the period of the 2018 Addendum to Neighbourhood Development Plan (2016 - 2035).

Appendix 8: Further Evidence Base (Housing Allocations)

The following were used to inform the housing allocations in addition to the evidence base for the Neighbourhood Plan:

Supporting Evidence

Landscape sensitivity and value, local viewshed, connectivity and sustainability assessment of all outside edge of settlement boundary land parcels.

Findon Map showing all sites, connectivity to facilities and bus routes.

Local landscape character assessment for south west end of settlement.

Action in Rural Sussex : Local Housing Needs Survey.

Community Engagement Events (April 2017, August 2017).

Housing site preferences local survey 1 results and analysis (August 2017).

Housing site preferences local survey 2 results and analysis (December 2017).

Background Documents

SDNP 2017 Pre Submission Local Plan.

Department for Transport LTN1/04 Policy, Planning and Design for Walking and Cycling.

Guidelines for Providing for Journeys on Foot, CIHT 2000.

Map 2: Strategic, Local Gap and Built-up Area Boundary

Policy ES1 / 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 2 (A)

Extension of Settlement Boundary South West End

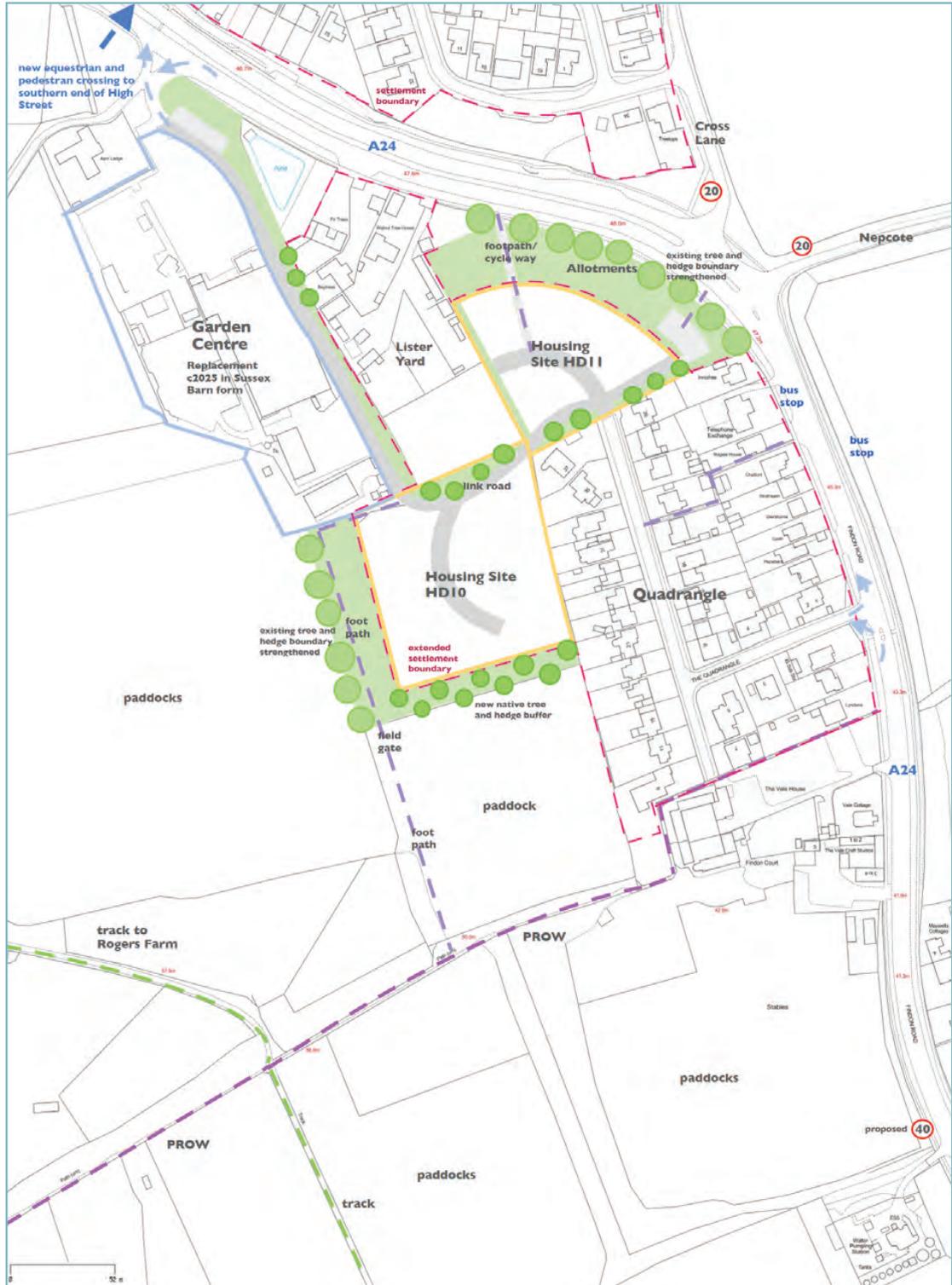


Map 3: Conservation Area - Policy ES6



Map 4: Masterplan

South west end of Findon





Christmas 2015 - 'Light up The Square' community initiative