



# Findon Neighbourhood Development Plan 2016 - 2035

*December 2016 (Amended March 2020)*





FINDON



# Foreword

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

The FNDP which was made in December 2016 has been amended in March 2020 to align with the new South Downs Local Plan (SDLP) which was adopted in July 2019.

The Plan sets out a vision for the Parish over a 20-year period that reflects the wishes and aspirations of local people. The Plan sets objectives on key themes such as getting around, business, tourism, community, leisure, wellbeing, the natural environment and the protection and enhancement of the Parish and the Village.

Following the recommendations of the Examiner and the issue of the SDNPA Decision Notice, the March 2020 amendment of the Neighbourhood Plan has to be silent on the location of housing site allocations.



# Findon Present, Findon Past



*School Hill*



*The Square*



*The Square*



*The Square*



*Pond Green*



*The Square*



# Contents



## The Neighbourhood Plan

<b>1.0</b>	<b>Introduction</b>	<b>7</b>
1.1	The Plan Preparation Process	7
1.2	Statement of Community Involvement	9
1.3	How the Plan is organised	9
1.4	Regulations and Emerging Local Plan	10
1.5	Designated Area	10
<b>2.0</b>	<b>Context</b>	<b>11</b>
2.1	Introduction	11
2.2	Planning Policy Context	11
<b>3.0</b>	<b>About Findon</b>	<b>12</b>
3.1	History	12
3.2	Community Profile	15
3.3	Environment and Heritage	16
3.4	Getting Around	18
3.5	Employment and Enterprise	20
3.6	Community Facilities and Wellbeing	21
<b>4.0</b>	<b>Vision and Core Objectives</b>	<b>23</b>
4.1	Vision Statement	23
4.2	Core Objectives	23
<b>5.0</b>	<b>Neighbourhood Plan Policies</b>	<b>24</b>
5.1	Introduction to Policies	24
5.2	Sustainable Development	24
5.3	Business and Tourism	25
5.4	Getting Around	29
5.5	Community Facilities and Wellbeing	32
5.6	Environment and Sustainability	35
5.7	Housing and Design Quality	39
5.8	Supporting Evidence/Background Documents	42
<b>6.0</b>	<b>Community Aspirations</b>	<b>43</b>
<b>Appendices</b>		<b>45</b>
Appendix 1 - Assets of Community Value		45
Appendix 2 - Local Green Spaces		46
Appendix 3 - List of Open Spaces		49
Appendix 4 - List of Flint Walls		50
Appendix 5 - Village Design Statement		58
Appendix 6 - Buildings and Structures of Character		59
<b>Maps</b>		<b>60</b>
Map 1 - Allotment Site		60
Map 2 - Conservation Area		61



# Findon Present, Findon Past



*Nepcote*



*School Hill*



*Nepcote Green*



*Nepcote Lane*



*Hermit Terrace*



*High Street*

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

### **How the Neighbourhood Plan fits into the Planning System**

Although the Government's intention is for local people to decide what goes on in their villages, Neighbourhood Plans must be in general conformity with higher level planning policy. Accordingly Neighbourhood Plans must be in line with the National Planning Policy Framework (NPPF) and be in general conformity with the strategic policies of, in our case the new South Downs Local Plan (SDLP) which was adopted in July 2019.

The Plan (Amended March 2020) however continues to provide 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 and the 2019 South Downs Local Plan.

The Plan (Amended March 2020) has been developed through extensive consultation with the people of Findon and others with an interest in the village.

The Consultation Statement provides an overview and details of the consultation, demonstrating that it fully accords with the requirements of the Localism Act. It can be found on the FPC website.

This consultation meets the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan (Amended March 2020) responds where appropriate 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 Neighbourhood Development Plan is to produce a clear, attractive and shared vision for the area, developed with local residents, community and business partners, which will coordinate the actions and investments of a range of partners, including the South Downs National Park Authority, over the next 20 year period.

The Findon Neighbourhood Development Plan (Amended March 2020 and referred to hereafter as the Plan) continues to provide 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 remain 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.

### **Social**

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

### **Environment**

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

### **Transport**

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



## 1.2 Statement of Community Involvement

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

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

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

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

To ensure that the plan is robust in its evidence base and compliant with emerging policy guidance consultation has been carried out with residents, businesses and stakeholders. The full description of all the surveys and events can be found in the Evidence Bases for both the FNP and the FNP (Amended March 2020), which are available on the FPC website.

## 1.3 How the Plan is organised

The plan is organised into the following sections;

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

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

**Section 3.0** - The Parish today

**Section 4.0** - Vision and Core objectives

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

### The Evidence Base

There is a large amount of background information that has helped in producing the Plan (known as the Evidence Base). Links to all relevant documents are available on the Findon Parish Council website

## 1.4 Regulations and the New Local Plan

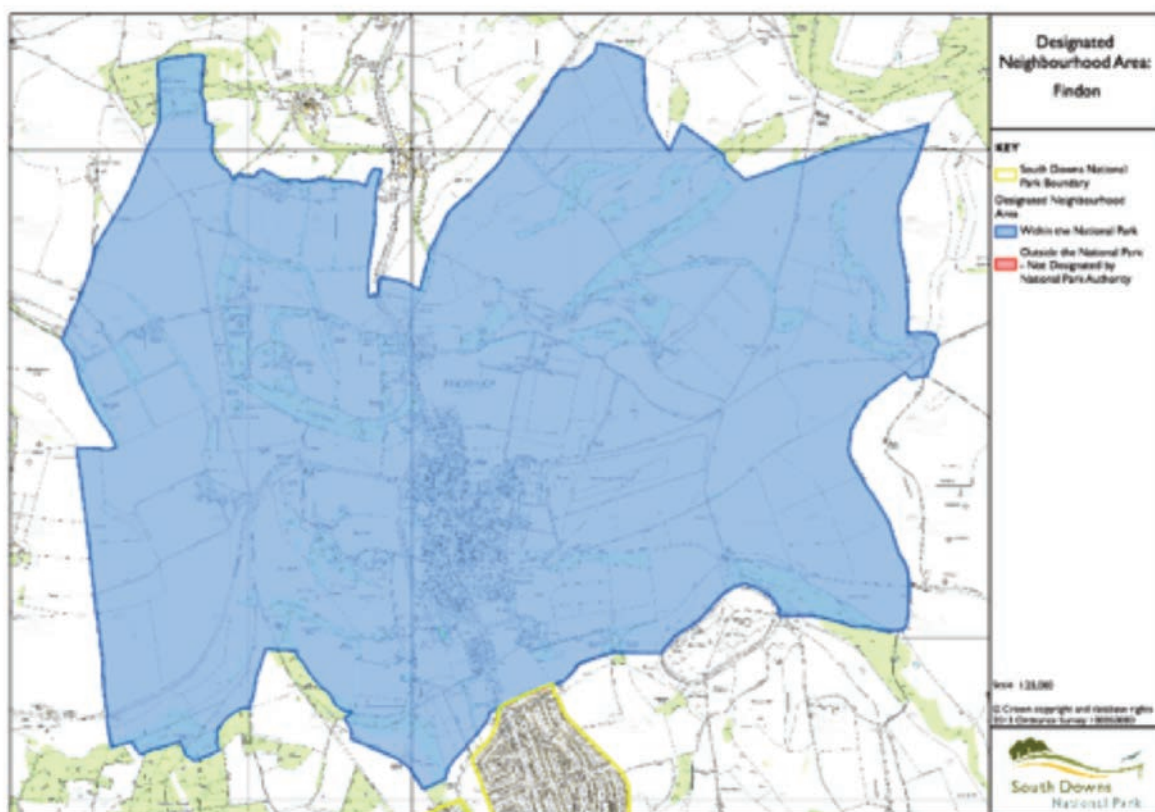
Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. The SDNPA has confirmed that a strategic environmental assessment (SEA) for Findon is not required.

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

The whole of the Plan area lies within the South Downs National Park (SDNP). On 1st April 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 The 2019 South Downs Local Plan sets out how this Parish and the National Park generally will develop in the future.

## 1.5 The Neighbourhood Plan Designated Area





### 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 latest National Planning Policy Framework (NPPF), published in February 2019, 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 is the 2019 SDLP and FNDP (Amended March 2020). The FNDP must be in conformity with the strategic policies of the 2019 SDLP.

## 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?

As a community characterised by farming and race horse training until the mid-twentieth century, Findon then started to expand under development pressure from beyond the Parish. Its population in the 2011 census was 2,025. As identified by its residents, the most important characteristics of Findon Village are its rural, close-knit and compact nature, that it has a long history, a defined ‘heart’ (The Square), attractive buildings, good amenities, pleasant open spaces and wonderful views.

### 3.1 History of the Parish of Findon

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

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

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



### 3.0 About Findon: continued

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

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

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

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

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

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

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

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

### 3.0 About Findon: continued

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

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

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

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

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

Over the last 15 year period 75% of new houses were 4 or 5 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)



## 3.2 Community Profile

### Key Statistics:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### 3.3 Environment and Heritage

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

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

The equestrian heritage of the village continues with two racing stables, livery opportunities and breeding, training and showing programmes accommodating over 100 horses. For residents and visitors alike, horses being ridden along the lanes through the village and along the bridleways are a daily experience that adds much to the quality of life. Horses grazing in the paddocks, racehorses being taken through their paces, the sound of hooves galloping across the fields or clapping 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

This service has ceased operating.

## **3.0 About Findon: continued**

### **3.4.4 Footpaths and Bridleways**

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

### **3.4.5 Roads and traffic**

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

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

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

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

### **3.4.6 Street Lighting**

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

### **3.4.7 Cycling**

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

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



## **3.5** Employment and Enterprise

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

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

### **3.5.1 Businesses**

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

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

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

### **3.5.2 Tourism**

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

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

## 3.0 About Findon: continued

### 3.5.3 Broadband/Communications Infrastructure

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

## 3.6 Community Facilities and Wellbeing

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

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

### 3.6.1 Schools

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

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

#### *Findon Village Pre-School*

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

#### *Lambs Tails*

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

### 3.6.2 Churches

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

### 3.6.3 Medical and Care facilities

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

#### *Nightingales Sheltered Housing*

The property is owned by Arun District Council who are responsible for allocating residents. The facilities are managed by Family Mosaic, a national housing association, and cater well for those with mobility issues. There is no resident warden, but support is provided via a helpline.

## 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, now owned by Findon Parish 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 16 allotment plots in Findon provided by the Parish Council. In addition, a local landowner in Findon currently provides up to 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 services no longer visits Findon.



## 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 (Amended March 2020)) continues to support 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 included in the 2019 South Downs Local Plan.

Each policy within the Plan has been assessed against the principles set out in the NPPF 2019, strategic policies in the 2019 SDLP, as well as against the objectives set out in the FNDP (Amended March 2020).

## 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.

*Justification: SDLP policies SD34 and SD35*

### *Retention of employment land*

*Refer to SDLP Policy SD35: Employment Land*

- BT2.1 Opportunities for employment within the village are limited which contributes to the amount of out commuting each day. Small scale employment sites contribute to the liveliness and activity in the village and also support trade in village shops.
- BT2.2 New residential development should be located to ensure there is no impact on existing commercial uses by way of noise, smell or traffic. This is considered important as too often new residential properties complain about established businesses, causing them to relocate or limiting their business activities.



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

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

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

*Justification: SDLP policies SD34 and SD35*

### **Retention of retail frontages**

*Refer to SDLP Policy SD37: Development in Town and Village Centres*

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

### **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: SDLP Policy SD22*

### **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: SDLP Policy SD52*

### **Policy BT7**     **Improving signage**

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

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

*Justification: SDLP Policy SD21*

### **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: SDLP Policy SD23*

### ***Communications infrastructure.***

*Refer to SDLP Policy SD44: Telecommunications and Utilities Infrastructure*

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

### **Policy BT10 Home Working**

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

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

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

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

*Justification: SDLP Policy SD34*

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

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

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

*Justification: SDLP Policy SD41*



## 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.

### Policy GA1 Sustainable Transport

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

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

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

*Justification: SDLP policies SD19 and SD20*

### 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: SDLP Policy SD20*

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

*Proposals must provide adequate parking in accordance with the standards adopted at the time.*

*Proposals that would result in a loss of parking spaces will be resisted.*

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

*Justification: SDLP Policy SD22*

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

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



## 5.5 Community Facilities and Wellbeing

### Objectives

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

### Policy CFW1 *Independent Living*

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

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

*Justification: SDLP Policy SD27*

### 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: NSDLP Policy SD43*

### **Policy CFW3 Recreation facilities**

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

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

*Justification: SDLP Policy SD46*

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

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

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

*Justification: SDLP policies SD45 and SD46*

### **Assets of community value**

*Refer to SDLP Policy SD43: New and Existing Community Facilities*

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

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

### **Policy CFW6 Local Green Space**

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

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

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

*Justification: SDLP Policy SD47*

### **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.

*Justification: SDLP Policy SD48*

### **Policy CFW8 Dark Night Skies**

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

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

*Justification: SDLP Policy SD8*

## 5.6 Environment and Sustainability

### Objectives

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

**Policy ES1**     *See: Community Aspirations*

### **Policy ES2**     *Surface water management*

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

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

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

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

ES2.1 Findon Village has suffered several major floods in recent history, notably in 2010, 2012 and 2014. Heavy rain on recently ploughed fields in 2002 resulted in more than 100 tonnes of topsoil being deposited into the heart of the village causing many thousands of pounds worth of damage.

ES2.2 Findon has several country lanes that lack any type of modern drains. One example is Nepcote Lane from Cissbury Ring to the village square, (a similar scenario occurs along the section of Nepcote Lane which runs through Nepcote and down to the A24 just



## 5.0 Neighbourhood Plan Policies: continued

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

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

*Justification: NPPF 10; Obj. 1*

### ***Protection of trees and hedgerows***

*Refer to SDLP Policy SD11: Trees Woodland and Hedgerows*

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

**Policy ES4 Renewable Energy**

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

- (a) The energy generating infrastructure is located as close as practicable and is in proportion to the scale of the existing buildings or proposed development it is intended to serve and;*
- (b) The siting, scale, design and impact on landscape, heritage assets, views and wildlife of the energy generating infrastructure is minimised and does not compromise public safety and allows continued safe use of public rights of way and;*
- (c) Adjoining uses are not adversely impacted in terms of noise, vibration, or electro-magnetic interference and;*
- (d) Where appropriate, the energy generating infrastructure and its installation complies with the Micro-generation Certification Scheme or equivalent standard;*
- (e) Energy generating infrastructure is not sited on agricultural land, grades 1, 2 or 3a.*

- 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: SDLP Policy SD51*

**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: SDLP policies SD12, SD13 and SD15*

### **Policy ES6 Conservation Areas**

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

ES6.1 Conservation Areas are important both historically and visually. It is important that developments that might affect views into and out of a Conservation area are strictly controlled.

ES6.2 Work is underway with SDNPA to designate the area at Nepcote as a Conservation Area.

*Justification: SDLP Policy SD15*

### **Policy ES7 Flint Walls**

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

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

*Justification: SDLP policies SD12, SD13 and SD15*

## 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 around 28 new dwellings to meet the SDNP housing allocation for the Parish.

### Policy HD1 *See: Community Aspirations*

### *Local Connection*

*Refer to SDLP Policy SD28: Affordable Homes*

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). NPPF paras 184 and 185 allow neighbourhood plans to take 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.

### Policy HD3 *Live/Work Units*

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

- HD3.1 It is recognised that live/work units are not the same use as home working from a spare room. Live/work units provide an opportunity for an individual or a family to carry on their trade or profession adjoining their home which might otherwise involve a significant amount of traveling beyond the Parish or giving up residency in the Parish.
- HD3.2 It is important however to ensure that the work activities are not of such a nature that they would adversely impact on the amenity of neighbours and the local community and consequently not all work activities will be acceptable.



## 5.0 Neighbourhood Plan Policies: continued

- 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: SDLP Policy SD34*

### **Policy HD4 Self Build Houses**

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

- HD4.1 The NPPF recognises that there should be more opportunities for people to build individual houses, or groups of individuals to build small groups of houses in the UK and that local planning policy should encourage sites to be made available even as part of general need housing allocations, for self build houses.
- HD4.2 The SDNPA Initial Consultation Options showed a preferred option to make sites available for self build houses in the National Park within or on the edge of existing settlements.
- HD4.3 The Government has established a Custom Build programme which seeks to increase the level of self-build or custom-build schemes coming forward across the country.
- 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: SDLP Policy SD26*

### **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: SDLP Policy SD31*

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

### **Policy HD7**     **Design of development**

*The design of development is encouraged to follow the guidance set out in the Findon Village Design Statement (see Appendix 5) which seeks to 'ensure that the valued physical qualities and characteristics of the village and its surroundings are conserved, protected or improved.' The use of local stone and flint will be encouraged.*

HD7.1 Findon village is a compact downland village. It has outlying settlements to the South and North. The hamlet of Nepcote is included within the settlement boundary but the hamlet of North End is excluded. It has mixed density housing of various architectural styles and periods ranging from medieval to modern traditional, all with attractive views and perspectives throughout. The design of any new development should be sensitive to the established characteristics of the built environment within and surrounding the Village.

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

*Justification: SDLP Policies SD4 and SD5*

### **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: SDLP policies SD5 and SD46*

## 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

### **Further supporting Evidence**

Preparation of the Plan (Amendment March 2020) provided the opportunity to create further evidence base documents about local landscape characterisation, local heritage, local consultation, community aspirations and the clarification of the Local Green Space policy. These documents are published on the FPC website, under 2019 Neighbourhood Plan, Evidence Base EB1 to EB47.

## 6.0 Community Aspirations

As a result of the examination of the Findon NDP (Amended March 2020), housing allocation policies, a masterplan and a Local Gap policy supported by the community and Findon Parish Council were removed from the Plan.

As these are land use policies, the Examiner and the SDNPA do not consider it is appropriate for these policies or the supporting text to be included in the Community Aspiration (Amended March 2020) and that this document should also stay silent on locations for housing site allocations.

Community Aspirations (Amended March 2020) however will continue to guide the work of Findon Parish Council. The community aspirations relate to the following issues:

- A24 Improvements
- Traffic management
- Gap between Settlements
- Spatial Plan of the Parish
- Edge of Boundary Houses and Paddocks

## 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

### 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

## Appendix 2: Local Green Spaces: continued

### 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, Soldiers Field and Braeside Close and Pony Farm and the green landscape setting to historic rural road Cross Lane and the historic quiet lane to West View and North View Cottages

The twitten, historic rural roads and historic quiet lanes are either a narrow path between walls, or hedgerows, or a historic narrow lane with a green landscape margin where the green margin forms an integral part of the character and tranquility of the quiet lane. In Findon these twittens, historic rural roads and quiet lanes are important features that define the rural character of the village and help provide safe, informal links between different parts of the village. At present WSCC, the designating authority, do not yet have a 'quiet lane' policy in place to preserve and enhance quiet lanes but a Neighbourhood Plan can use a local green space designation to protect these defining features of rural character where they meet the criteria for designation in the NPPF.

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

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

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

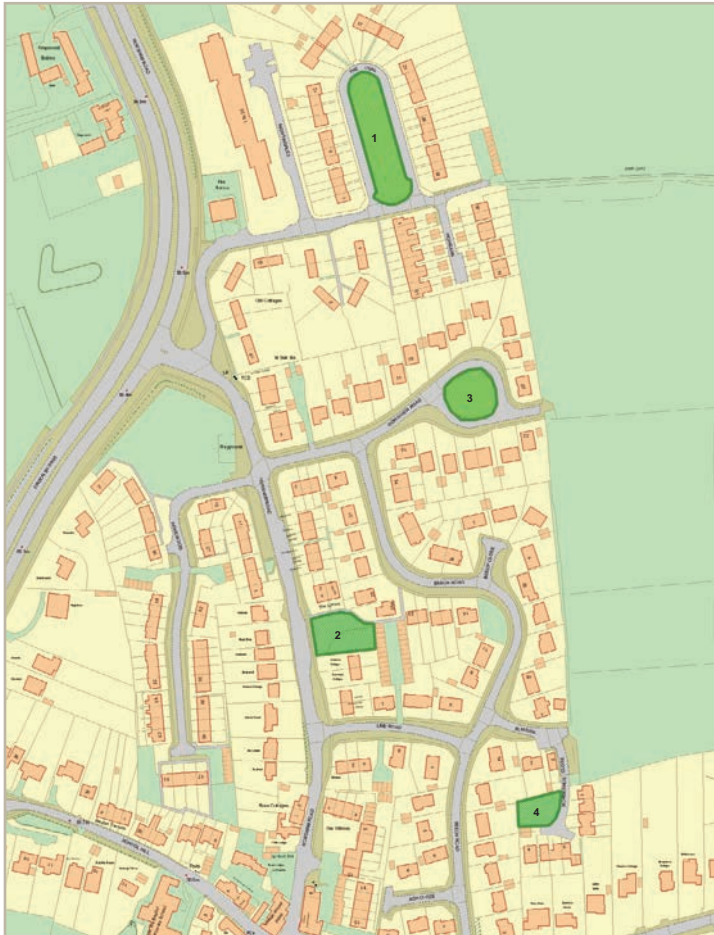
This path surrounded by a wooded area provides safe access where there is no public footpath.

**0.41ha**      **NPPF: 1,2,5,8**

## Appendix 3: Local Open Space

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

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



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

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

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

This is an area of communal grassland with a bench.

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

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

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

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



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

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

<b>Location</b>	<b>Length Paces</b>	<b>Height Metres</b>	<b>Condition Good/Fair/Poor</b>	<b>Character Good/Fair/Poor</b>
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

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

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 Village Design Statement - *Policy HD7*

This is a separate document which is published on Findon Parish Council website.

## 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 CottageNorth 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



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



## Map 2: Conservation Area - *Policy ES6*







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