

**FINDON PARISH COUNCIL
34 NORMANDY LANE
EAST PRESTON VILLAGE
WEST SUSSEX BN16 1LY**

TO: ALL MEMBERS OF THE COUNCIL

You are hereby summoned to attend the Meeting of Findon Parish Council (FPC) to be held in the **Findon Village Hall** on **Thursday 25 January 2018** at 7.30pm for the purpose of transacting the following business.

THIS IS AN OPEN MEETING AND MEMBERS OF THE PUBLIC ARE WELCOME TO ATTEND

**Miss Fiona MacLeod
Clerk to the Parish Council
19/1/2018**

AGENDA

- 18.01 TO RECEIVE AND NOTE APOLOGIES FOR ABSENCE**
- 18.02 CHAIRMAN'S ANNOUNCEMENTS**
- 18.03 DECLARATIONS OF INTEREST ON ITEMS ON THE AGENDA**
Members and Officers are reminded to make any declarations of personal and/or prejudicial/pecuniary interests they may have in relation to items on this Agenda.
The interest should be declared by stating:
a) the item you have the interest in
b) whether it is a personal interest and the nature of the interest
c) whether it is also a prejudicial/pecuniary interest
d) if it is a prejudicial/pecuniary interest, whether you will be exercising your right to speak under Public Question Time
Members and Officers will then need to re-declare any prejudicial/pecuniary interest at the commencement of the item or when the interest becomes apparent.
- 18.04 TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD 4/12/2017**
- 18.05 MATTERS ARISING AND ACTIONS FROM THE MINUTES NOT COVERED ELSEWHERE ON THE AGENDA**
- 18.06 FINDON PARISH COUNCIL (FPC) NEW WEB SITE**
To receive a presentation on the proposed content for the new website and agree its content for development by Processmatters2.
- 18.07 TO RECEIVE VERBAL REPORTS FROM WEST SUSSEX COUNTY COUNCIL (WSCC) AND ARUN DISTRICT COUNCIL (ADC) COUNCILLORS**
- 18.08 PUBLIC QUESTION TIME OF UP TO FIFTEEN MINUTES**
The Question Time is the only opportunity for the public to address the meeting, make representations, answer questions and give evidence in respect of any item within the remit of the Council, and not limited to matters of the agenda for that meeting. (Standing Order 1d).Where it is not possible to give immediate answers, the answers will be given at the next Meeting or, if preferred, sent direct to the questioner.
- 18.09 PARISH COUNCILLOR VACANCY**
To consider the co-option of a new parish councillor and appointment to Committee(s).

- 18.10 2018/19 PARISH BUDGET (PRECEPT)**
To approve the 2018/19 budget following the review by the Finance & Governance Committee and confirm to ADC.
- 18.11 REQUEST FOR A CIRCUS EVENT ON NEPCOTE GREEN**
To consider a request for a Circus event on 25 April 2018.
- 18.12 REQUEST FOR STOOL BALL MATCH ON NEPCOTE GREEN**
To consider a request for a stoolball match on 3 June 2018.
- 18.13 UPDATED FINDON NEIGHBOURHOOD DEVELOPMENT PLAN WORKING GROUP (UFNDPWG)**
To receive an update on progress and consider any items for ratification.
- 18.14 ASSETS OF COMMUNITY VALUE**
To consider setting up a Working Party with the Clerk.
- 18.15 WSCC PUBLIC RIGHTS OF WAY CONSULTATION.**
To consider any response from FPC to the consultation.
- 18.16 PARISH INITIATIVES**
To note the reports on progress and consider any recommendations for full Council:
a) Transport, Environment, and People (TEP)
b) Homewood play area
- 18.17 CLERKS REPORT**
To note the report and consider the items for ratification by full Council.
- 18.18 REPORTS FROM FPC COMMITTEES FOR NOTING/RATIFYING**
a) Planning
b) Finance & Governance
c) Open Spaces
d) Sheep Fair
- 18.19 REPORTS FROM OUTSIDE BODIES AND WORKING GROUPS FOR NOTING/RATIFYING**
a) Village Hall Trust
b) Findon Village Pre-School
c) Joint Eastern Arun Area Committee (JEAAC)
d) Allotment Gardens
e) Nepcote Green Charitable Trust (NGCT)
- 18.20 FINANCE**
a) To note Receipts and Bank Reconciliation as circulated
b) To approve Payments as circulated
c) To note approved Risk Register
d) To note progress on the 3-5 year Strategic Plan
- 18.21 ITEMS TO BE REFERRED TO NEXT AGENDA**
- 18.22 NEED FOR PART II EXCLUSION OF PRESS AND PUBLIC**
The Committee is asked to consider whether, in respect of Agenda 18.23 the public, including the press, should be excluded from the meeting on the basis that if a member of the public or press were present during the item there would be disclosure to them of exempt information within Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972, being information relating to the financial or business affairs of any particular person (including the authority holding the information).
- 18.23 DATA PROTECTION ACT & GENERAL DATA PROTECTION REGULATIONS (GDPR)**
To receive an update from the Finance and Governance Committee and consider items for ratification.

Financial Year 2018/19

Agenda item 18.10 app 2

Summary Position

Opening Balance April 2017	£101,275.24	CA & DA
precept rec'd	£40,000.00	
gross total	£141,275.24	
Less expected expenditure 2017/18	£63,100.00	includes payments on behalf of Findon Village Collective Ltd, Findon Shee
Less expected funded project expenditure 2017/18	£27,800.00	£27.8k Op Watershed
net total	£50,375.24	
Estimated Receipts 2017/18 excl precept	£8,982.00	£1.5k WSCC grass cuts, £7482 VAT to be reclaimed
Project grants received 2017/18	£24,000.00	Op Watershed net of VAT
Estimated Balance 31/03/18	£83,357.24	
Expenditure precept budget for year 2017/18	£40,321.00	from precept table
net total 2018/19	£43,036.24	
Reserves C/F		
Pre School building maintenance	£3,000.00	
WH Phase 2 provision	£7,500.00	assumption no grants 2018/19, internal flooring work etc
WH Phase 2 consultants	£2,000.00	assumption managed by FPC
Tree Fund	£1,000.00	
Allotments	£450.00	
TEP future costs	£12,500.00	in collaboration with WSCC/SDNPA
Homewood play area	£7,500.00	
Contingency	£4,000.00	incl new laptop, election costs
Pond Green enhancements	£5,000.00	
	£42,950.00	
April 2018 estimated CA starting balance	£86.24	
Precept required	£42,000.00	

Agenda Item 18.10

Report to	Findon Parish Council
Meeting Date	25.01.2018
From	Clerk, Fiona MacLeod
Title of Report	Budget/precept for 2018/19
Purpose of Report	To agree the precept/budget for financial year 2018/19.

1. Budget/precept proposals

- 1.1 The Finance and Governance Committee reviewed the draft Precept/budget and Summary Position documents in November 2017 and again on 10 January 2018. The Budget/precept and Summary Position documents are attached as Appendices 1 and 2 respectively and include comments/assumptions for ease of reference. The documents have been compiled by the Clerk in consultation with councillors and are based on the previous years budgeted expenditure, the current and projected expenditure up to year end (31 March 2018) and the estimated figures for expenditure during 2018/2019
- 1.2 Consideration in the proposed budget/precept calculations has been given to the increased costs of grass cutting undertaken by contractors on behalf of Findon Parish Council (FPC) for the 2018/19 financial year. FPC received a contribution of £1500.00 in 2017/18 from West Sussex County Council (WSSC) towards the cost of cutting the non-A24 grass verges in the parish, however it is very likely that there will be a nil contribution from WSSC for 2018/19 onwards. In addition FPC finally took ownership of the land at Pond Green from Arun District Council (ADC) in November 2017 and the cost of grass maintenance etc must be also be factored in the budget/precept for 2018/19. Arun District Council (ADC) will no longer be supporting parish council web sites as they have done in the past. As a result, FPC will need a new web site and agreed at its meeting on 23 October 2017 to use Processmatters2 to develop and implement this at a cost of £4k.
- 1.3 FPC will now have to consider increasing the precept to cover such items in para 1.2 and as reflected in Appendix 1.
- 1.4 The precept for 2017/18 is £41.00pa per Band D household based on a tax base of 966 households. Should a precept of £43k be recommended for approval by FPC at its meeting on 25 January 2018, my understanding is that this would equate to £44.00pa per Band D household based on a tax base of 975 households i.e. an increase of £3.00pa or £0.06p per week.

2. Issues for ratification by full Council

- 2.1 That Findon Parish Council approves a precept of £43k for the financial year 2018/19 and a precept request for £43k be sent to Arun District Council.

BUDGET/PRECEPT FOR 2018/2019

Agenda item 18.10 app 1

Cost	Precept 2017/18	Projected Costs 2017/18	Clerks Proposed Figures 2018/19	Comments and Assumptions
Administration				
Insurance	£2,000.00	£1,770.00	£2,000.00	fixed cost until Sept 2018, may increase re Pond Green
Cllr Expenses	£250.00	£100.00	£150.00	provision for travel costs re external meetings, etc not OS payments, projects
Chairman allowance	£250.00	£250.00	£250.00	eg costs towards Annual Parish Meeting
SALC/NALC/CPALC Subscriptions	£700.00	£650.00	£700.00	SALC/NALC subs £515 and £116 respectively
Training courses	£500.00	£650.00	£1,000.00	Councillors and Clerk Training & other networking events,
Audit fees	£850.00	£600.00	£700.00	
Clerks salary, tax	£9,860.00	£9,860.00	£10,160.00	pay review April 2018 (no pension contribution by FPC)
Clerks expenses	£450.00	£500.00	£450.00	no increase
Clrks storage	£260.00	£260.00	£260.00	no increase
Gen Admin Expns	£1,150.00	£1,100.00	£1,200.00	includes web management £500, cartridges, stamps, paper etc
BT Services	£1,000.00	£1,000.00	£1,000.00	moving to new BT Cloud system Dec 2017
Electrical supply	£230.00	£180.00	£230.00	
New web site	£0.00	£2,000.00	£4,000.00	no longer supported by ADC wef July 2018, compliance with new legislation May 2018
TEP	£4,000.00	£2,000.00	£2,000.00	
Operation Watershed	£4,000.00	£0.00	£0.00	
Legal costs	£1,000.00	£700.00	£1,000.00	Professional fees e.g. travellers. £700 for Pond Green transfer fees 2017/18
Sub TOTALS	£26,500.00	£21,620.00	£25,100.00	
Open Spaces				
Mole treatments	£480.00	£480.00	£480.00	quarterly treatment
Grass cuts NG/verges	£4,500.00	£5,530.00	£7,500.00	assume nil WSCC contribution and include 10 x cuts each for Pond Green and rear of Village Hall @ £50 per cut, 7 x cuts of non A24 grass verges, and Nephote Green as required. Costs incl annual full service for mower (£500).

BUDGET/PRECEPT FOR 2018/2019

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Winter Maintenance	£3,000.00	£3,000.00	£3,000.00	variable costs dependent on weather
Homewood play area improvements	£0.00	£0.00	£0.00	assumes external funding will be available
Bus shelter waste bin	£0.00	£500.00	£0.00	
Xmas lighting	£500.00	£2,891.00	£0.00	covered by donations, VAT reclaim. To be grant funded wef 2018/19 financial year.
volunteer equipment	£1,000.00	£250.00	£1,000.00	
General incl Fencing, OS equip maint	£1,000.00	£1,000.00	£1,000.00	
Sub TOTALS	£10,480.00	£13,651.00	£12,980.00	
Grants				
St John the Baptist Clock maintenance	£250.00	£200.00	£200.00	
School PTA	£500.00	£500.00	£500.00	
Pre-School	£1,500.00	£1,500.00	£1,500.00	
Arun Comm Transport	£250.00	£500.00	£500.00	
Village Hall rental	£900.00	£900.00	£900.00	
Swimming Pool	£500.00	£750.00	£500.00	
Saturday morning football club	£160.00	£0.00	£0.00	no application submitted
Xmas lighting	£0.00	£0.00	£750.00	
Lambstails	£200.00	£200.00	£200.00	
Sub TOTALS	£4,260.00	£4,550.00	£5,050.00	
		£39,821.00		
additional approved costs/under consideration				
Wattle House paint		£300.00		
sub TOTALS	£0.00	£300.00	£0.00	
Total	£41,240.00	£40,121.00	£43,130.00	

Findon Parish Council Risk Assessment and Management 2017/18

AREA	RISK	LEVEL	ACTION
Finance	Banking	M	Dealt with in Financial Regulations that were updated and approved by full Council in 2015
	Risk of consequential loss of income	L	Insurance cover. Computer backed up weekly to dedicated USB sticks.
	Loss of cash through theft or dishonesty	L	Very small income received by cash, receipts issued for all takings.
	Financial controls and records	L	Monthly reconciliation prepared by Clerk, regular report to Council. Two signatories on cheques. Bank reconciliations checked.
	Comply with Customs & Excise Regulations	L	Use VAT helpline when necessary. VAT claims calculated by Clerk. Monitored by internal and external audit.
	Sound budgeting to underlie annual precept	L	Council receive detailed budgets late autumn following discussion at Finance & Governance Committee. Precept derived directly from this. Expenditure against budget reported to Council.
	Compliance with borrowing restrictions	M	Confirmation with SALC on current legislation prior to any resolution to borrow monies.
Liability	Risks to third party, individuals or property	M	Insurance in place. Regular inspections and asset inspections. Risk assessments to be carried out as required. Formal Risk Assessment policy in place, PPE, first aid kit/accident book for councillors and volunteers.
Employment Liability	Comply with Employment Law	L	Membership of various national & regional bodies. Insurance cover.
	Comply with Inland Revenue requirements	L	Advice from Inland Revenue & Auditors.
	Safety of Staff & visitors	L	Office is in home, no admittance to members of Public without appointment and third party present. Insurance in place.
Legal Liability	Ensuring Activities are within legal powers	L	Legal advice sought where necessary. Clerk clarifies legal position. Standing Orders and Committee Terms of Reference including delegations revised and approved by full council in 2015.
	Proper & timely reporting via Minutes	L	Council and Committee meeting Agendas on Notice Boards and published on Parish Council web site to meet any statutory deadlines. Unconfirmed/approved Minutes circulated to councillors and published on Parish Council web site.
	Proper document control	L	Data storage to comply with Data Protection Act. Document Retention Policy to be formalised.
	<i>General Data Protection Regulations (GDPR)</i>	H/M	<i>New regulations come into force May 2018 affecting all parish councils. Professional advice sought from SALC and Processmatters2. FPC policy review underway. New FPC web site to be compliant.</i>
Council Propriety	Code of Conduct	L	Signed by all councillors.
	Register of Interests (Pecuniary)	L	Completed by all councillors and registered with Arun District Council.
	Register of gifts and hospitality	L	Register in place.

Reviewed and approved by the Finance & Governance Committee 10 January 2018. Signed

Dated

Rev 01 2019

Receipts

Agenda item 18.20 a

Date	Dec-17													
	Receipt ID	From	Details	Precept	Interest	Allotment	Misc	VAT reclaim	TEP	Open Spaces	Shop/PO	Sheep Fair net of VAT	Xmas lights	Total Receipts
				40000.00	8.20	202.00	263.20	0.00	0.00	25504.20	488004.00	2981.19	400.00	557362.79
04/12/17	cr	Sheep Fair	net TMS repmnt									735.00		735.00
05/12/17	cr	A Collard	donation										25.00	25.00
29/12/17	cr	HSBC	interest		1.70									1.70
				40000.00	9.90	202.00	263.20	0.00	0.00	25504.20	488004.00	3716.19	425.00	558124.49

Payments

Date	Dec-17														
	Pmnt ID	Paid to	Details	Salary & Tax	Admin	BT & SSE	Grants	Subs	Open Spaces	N Plan	Sheep Fair	village web site	Xmas lights	Shop/PO	Total Payments
				6746.70	4368.69	1150.51	3225.00	622.03	34426.26	526.91	4449.82	14.39	2891.53	489003.00	547826.79
04/12/17	100822	PO Ltd	Clerk Nov ins	164.80											164.80
	100823	F MacLeod	Clerk Nov salary	659.10											659.10
	100824	F MacLeod	Clerk Nov exps		86.85										86.85
	100825	F MacLeod	Clerk storage		65.00										65.00
	100826	P Armitage	works						128.16						128.16
	100827	SSALC Ltd	cllr training		66.00										66.00
	100828	D Henty	wreath		40.00										40.00
	100829	C Ball	expenses		65.96				15.66						81.62
21/12/17	100830	G A Parton	services						103.00						103.00
	DD	SSE	electrical supply			14.46									14.46
				7570.60	4692.50	1164.97	3225.00	622.03	34673.08	526.91	4449.82	14.39	2891.53	489003.00	549235.78

Bank rec

Balance	as at 31/12/2017	Balance	B/forward	68925.35
			Receipts	761.70
	CA	38319.36	Payments	1408.99
	DA	30476.70		68278.06
		68796.06		

Uncl'd

chqs
755, 761,
830

518.00

68278.06

Traffic Environment and People (TEP)

Report to FPC 25th January 2018

Update/Summary

1. There has been a small hiatus as the TEP group has been waiting for Highways to commence the work on the 20mph speed limit and imprint surfaces in the Square. Following the completion of this work we will be able to assess the possibilities for the location, design and commissioning of free standing SDNPA signage and entry gates welcoming people to the South Downs National Park and entry into Findon village. The visual appearance of the imprint surfaces in the Square – will also influence further options in the Square itself.
2. We had been informed by Highways that work on the 20mph limit and imprint surfaces was to commence in January 2018 and that it was in the budget for 2017/18. It now appears this will be delayed. Syed Islam, replying to my recent email requesting information, recently informed me that *“We are still endeavouring to get this scheme built this financial year”, “due to the objections raised during the TRO consultation process we have been required to produce a Decision Report to the Member in response to this, which has gone through the due process and was approved on 04/01/18 allowing us to only now be able to proceed. At present I do not have a confirmed start date”*.
3. Concern has been expressed by some members of the TEP group (we have not held a meeting) about the Highways designated red oxide colour for the imprint surfaces in the Square. We had previously requested a Conservation colour and recommended West Sussex County Council (WSCC) consult with the South Downs National Park Authority (SDNPA) Conservation Officer on this. Additionally there is also some concern, which may or may not be warranted, that the imprint surface around the corner of the Gun, if not done well and thoughtfully, could be detrimental to safety. For example, if it is raised significantly above the existing road surface and very narrow (particularly at the corner with the Gun) then parents and children with buggies will step out into the road precisely where the proposed red oxide road markings will send an indication to drivers that anything not marked in red is their right of way! We had hoped to discuss these issues as well as the concept of “shared space” and how best this could be achieved in the Square. Unfortunately Highways cancelled the meeting I had arranged with them and the SDNPA. In our view the decision by WSCC to employ conventional road markings and treat the Square as a conventional Highway gives priority to vehicles and does not achieve our objective in this respect.
4. TEP intends to raise with WSCC officers our view that the 50mph limit should be reduced to 40mph limit on the A24 immediately prior to the School Hill roundabout – going north. Local residents have made representations that access and crossing over the A24 is particularly dangerous. Crossing the A24 is a problem for Church goers, equestrians, walkers, Findon visitors to the garden centre and residents living on the A24 and Quadrangle. There are over 20 entrances on to the A24 from the west on this short bit of road. The TEP group has raised this previously but told by the traffic consultant contracted to WSCC that it was not possible to reduce it to 40mph.

5.7 Housing and Design Quality

(Updated paragraphs and policies are on light green backgrounds)

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. Allocate sites to facilitate the delivery of around 31 new dwellings to meet the housing provision for Findon in the SDNPA Local Plan (March 2018 Submission version)

Policy HD1 Spatial plan of the Parish

The Updated Neighbourhood Plan seeks to facilitate the delivery of 35 - 38 new dwellings, which is more than the housing provision in the SDNPA Local Plan and arises from the capacity assessment of the three, less landscape sensitive, allocated sites which lie outside the settlement boundary and one allocated brownfield site within the settlement boundary.

- HD1.1 Policy HD1 supports the development of only the allocated sites in line with the individual allocation policies and where the development meets other Neighbourhood Plan and Updated Neighbourhood Plan policies and SDNPA Local Plan policies (March 2018 Submission version or the final Adopted version)
- HD1.2 The Updated Neighbourhood Plan recognises that there is not sufficient land to meet the full housing provision within the settlement boundary but reflects the aspirations of the community to locate new dwellings on less landscape sensitive sites on the outside edge of the settlement boundary.
- HD1.3 All the land on the outside edge of the settlement boundary has been assessed on landscape sensitivity and value and the community were consulted on their preferences for the location of new dwellings from the eight less sensitive, available sites (two within the settlement boundary) and the two more sensitive sites proposed by the SDNPA.
- HD1.4 The Updated Neighbourhood Plan allocates the three less landscape sensitive sites on the outside edge of the settlement boundary most favoured in the community consultation, HD9 to HD11 and one brownfield site within the settlement boundary, HD12. A capacity assessment of these sites indicates that between 35 and 38 new dwellings can be provided while still retaining significant parts of the sites for enhanced landscape buffers to open countryside and reclaimed allotments (on one site)
- HD1.5 The SDNPA Local Plan March 2018 Submitted version does not seek to include housing site allocations where a Neighbourhood Plan (or Updated Neighbourhood Plan) which includes housing site allocations to meet the SDNPA housing provision is well advanced.
- HD1.6 The housing priority for the Updated Neighbourhood Plan is the delivery of affordable housing and small to medium size lower cost homes which reflect local housing need. A minimum of 12 affordable homes will be provided via policies HD9 to HD12, in line with SDNPA Local Plan (March 2018 Submitted version) affordable housing policies. The Updated Neighbourhood Plan will support proposals for a higher percentage of affordable home where a financial viability appraisal shows this to be achievable for a particular site allocation with the development profit not exceeding 25 % of the gross development value (GDV). Housing size, mix and tenure for a particular site allocation will be determined after consultation with the Parish Council, Arun District Council (the housing authority) and the SDNPA.

Policy HD2 Local Connection

Affordable housing delivered as part of policy HD1 will be subject to planning conditions and/or planning obligations to require the first occupants to be existing residents of Findon Parish with a Findon connection meeting one of the following criteria:

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

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

HD2.1 Evidence gained through the Parish survey indicates a requirement for local homes to enable local people to stay in the village (see Evidence Base 41). Indeed the NPPF para 74 allows neighbourhood plans to contain a distinct local approach to that set out in strategic policy and this is being used to try to ensure that the local community has the best possible chance to benefit from new affordable homes. ADC Housing Allocations Scheme PEC2 refers.

Justification: NPPF 6; Obj. 1

Policy HD3 Live/Work Units

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

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

5.0 Neighbourhood Plan Policies: continued

- HD3.2 It is important however to ensure that the work activities are not of such a nature that they would adversely impact on the amenity of neighbours and the local community and consequently not all work activities will be acceptable.
- HD3.3 The relative scale of live/work units should relate to the built environment context or the rural edge landscape context of the specific location. The work unit part should be no greater than fifty per cent of the floor area of the residential part and the height of the work unit part no greater than 3.6 metres unless an acceptable case can be made for a greater area and height.

Justification: NPPF 6; Obj. 5

Policy HD4 Self Build Houses

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

- HD4.1 The NPPF recognises that there should be more opportunities for people to build individual houses, or groups of individuals to build small groups of houses in the UK and that local planning policy should encourage sites to be made available even as part of general need housing allocations, for self build houses.
- HD4.2 The SDNPA Initial Consultation Options showed a preferred option to make sites available for self build houses in the National Park within or on the edge of existing settlements.
- HD4.3 The Government has established a Custom Build programme which seeks to increase the level of self-build or custom-build schemes coming forward across the country.
- HD4.4 An individual or family, or group of individuals, friends or family commissioning an individual house design and arranging for a local builder to construct a new house(s) will be considered as self build where the individual, friends or family take on the project management role. A builder arranging for the design and constructing new houses to be sold 'off plan' will not be considered as self build.

Justification: NPPF 6; Obj. 5

Policy HD5 Alterations and Roof Extensions

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

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

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

Justification: NPPF 7; Obj. 2

Policy HD6 Edge of Boundary Houses and Paddocks

Where a new or existing individual house or small cluster of houses on the inside edge of the built up area boundary is next to, or close to an existing paddock or group of paddocks, this inter relationship shall be encouraged where the paddocks and any stabling are on the outside edge of the built up area boundary. The paddock will not change the BUA boundary by virtue of this relationship.

HD6.1 The main landscape character of the Findon rural fringe immediately outside the built up area boundary is an informal collection of lightly fenced paddocks for the grazing and keeping of horses. These paddocks often form a boundary with rear gardens of houses close to the built up area boundary. It is considered important to retain and enhance this inter-relationship which is such feature of the Parish fringe.

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

Justification : NPPF 11; Obj. 2

Policy HD7 Design of development

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

HD7.1 Findon village is a compact downland village. It has outlying settlements to the South and North. The hamlet of 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: NPPF 7; Obj. 3

Policy HD8 Outdoor space

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

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

Justification: NPPF 7; Obj. 3

Policy HD 9 Housing allocation on part of land at Wyevale Garden Centre

Policy HD 10 Housing allocation on part of the former allotments north of the Quadrangle

Policy HD 11 Housing allocation on land north of Nightingales

Policy HD12 Housing allocation on the former fire station site (brownfield)

**Agenda Item
18.17**

Report to **Findon Parish Council**
Meeting Date **25 January 2018**
From **Fiona MacLeod, Clerk**
Title of Report **Clerk's report on items not covered elsewhere on the Agenda**
Purpose of Report **To note/discuss/ratify**

1. Updates for noting/action

1. Arun District Council's (ADC) Community Safety Officer, Elle Ford, is working on a project regarding drug litter across the district and is looking to build a comprehensive picture of the issue within Arun on a spreadsheet. Elle can be contacted on this or any other community safety issue on 01903 737575 or email to ellen.ford@arun.gov.uk .
2. An invitation has been received from the Chairman of ADC to the Chairman's Masquerade Revels on the evening of 24 March 2018 at Butlins Conference Centre, Bognor Regis. Tickets are £30pp and are in aid to the Chairman's charities, so please let me know if you would like to attend. I also have several raffle tickets should any councillor wish to purchase them.
3. Richard Bell, Findon Village website, has been contacted by a Findon resident about the possibility of nominating Findon for a Queens Award for Voluntary Service, especially on the back of the Village of the Year competition and the voluntary response to the re-opening of the Village Store. Details regarding the Award process can be viewed at <https://www.gov.uk/queens-award-for-voluntary-service> however as the criteria states that volunteer groups must have been running for three years or more to be nominated, then it would appear that any such nomination for the Village Shop volunteers would not be able to take place until 2020 at the earliest.

2. Issues for discussion/ratification by full Council

- 2.1 I have been contacted by the British Legion regarding possible sponsorship for a 'silent soldier' in commemoration of the centenary of the end of World War One. The Soldier Silhouettes can be located in any town, village or part of the countryside, and can be sponsored by anyone who wishes to do so; councils, corporate companies or individuals at a cost of £250.00 per Silhouette. More details are shown on App 1 to this report.
- 2.2 The Arun District Assoc of Local Councils (ADALC) has asked if FPC wishes to re-join to take part in the reinvigorated activities of the Association in the coming year for an annual subscription of £15.00pa. Some more longstanding councillors will recall that FPC chose to leave ADALC several years ago as attendance from Arun parish councils was low and it was in the main not relevant to Findon as the key topics at each meeting seemed

to be planning and Neighbourhood Plan related. These matters fall under the South Downs National Park Authority for Findon. However, there could now be value in re-joining regarding discussion on roads, infrastructure etc in the Arun District. ADC may or may not continue to support the Joint Eastern Arun Area Committee (JEAAC).

- 2.3 Councillors will recall that details of the following were circulated on 16 January 2018. Firstly, the details of the public Consultation on the Main Modifications to the Arun Local Plan (2011-2031) can be found via the following link: www.arun.gov.uk/current-consultations. This includes access to the online portal (<http://arun.objective.co.uk/portal>), which offers members of the general public and other interested parties the ability to provide comments related to specific modifications to the Plan. Secondly, the details of the Publication of proposed modifications to the West Sussex Joint Minerals Local Plan - representations period can be found via the following link www.westsussex.gov.uk/mlp. Councillors are asked to consider if a response from FPC to these are appropriate.

Agenda Item 18.18 c

Report to	Findon Parish Council
Meeting Date	25 January 2018
From	Cllr Carr
Title of Report	Update on Open Spaces
Purpose of Report	To note/discuss

1. Updates for noting

- 1.1 In the last few weeks West Sussex County Council (WSSCC) has undertaken clearance and/or updating of road drains along High Street and along parts of the A24 south of the Findon Roundabout aimed once again at reducing flood risk .Steps to pursue further Operation Watershed drainage schemes within the Village are being pursued by Councillors Henty and Carr with a view to Findon Parish Council (FPC) being in a position to accept estimates prior to the end of this financial year.
- 1.2 It proved necessary for WSSCC to fell a large beech tree on the green area opposite the Black Horse because it was in a dangerous condition. A meeting has been arranged with Ben Whiffen of WSSCC and he will be pressed to arrange the planting of a replacement tree. At the same meeting Councillors Henty and Carr will be raising a number of matters with Ben Whiffen including issues relating to grass verges, condition of road drains and traffic speed on the A24 etc.
- 1.3 The Findon Volunteers Working Party continues to meet every Wednesday morning and are currently undertaking the clearance of the A24 northbound footpath (from the Monarchs Way junction leading to the Church up to the Findon Roundabout) having already cut back the shrubs on Pond Green and done clearance work along Cross Lane north of The Chase in recent weeks.

2. Issues for ratification by full Council

- 2.1 Subject to FPC making a financial contribution (£395 as agreed at the last Finance & Governance Meeting) the Litter Bin placement near the bus shelter opposite the Black Horse will be dealt with by Arun District Council (ADC) within the next month .Emptying will be undertaken by ADC free of charge (ADC initially wanted to charge for this service).



RBL SUSSEX Silent Soldier 1914–1918 Lest We Forget

IN SUPPORT OF

THE ROYAL BRITISH
LEGION



Nearly 1.1 million British and Empire service men and women were killed during the First World War before the guns finally fell silent on Armistice Day 11 November 1918. The Sussex Royal British Legion is keen to ensure that we pay our respects to those who gave so much.

Sussex RBL will be inviting sponsors for the SILENT SOLDIER, as seen in the photos. These Silent Soldiers will appear across the county as we commemorate the end of WW1. They will appear on buildings, gardens, fields, roundabouts and many other places, companies, individuals can join the Nation to remember and have a Silent Soldier proudly on display.

Sussex RBL know, without doubt, that British communities will come together in all sorts of different ways to reflect and remember the huge sacrifice that so many people made during those years of war. The Silent Soldier will be Sussex's tribute to remember.

RBL Sussex are asking companies, businesses, churches, local authorities, private individuals and other well-known establishments to purchase a silent soldier and place them ready for the commemoration of the WW1 period. This will start in Sussex during November 2017 and end in December 2018.





The Silent Soldier can be fixed to buildings and walls and will appear as troops did between 1914-1918 when returning home “silently”. The Silent Soldier is a mark of respect to the many who lost their lives and never returned home.

The Silent Soldier comes complete with a post, screws and your name at the bottom as seen in the photo example.

For further information please contact

Sonja Moss, CFR East Sussex
SMoss@britishlegion.org.uk
Mobile: 07879667144

Polly Bate, CFR West Sussex
PBate@britishlegion.org.uk
Mobile: 07458047235



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Agenda item 18.20 b

Payments total: £4065.05

Date	Jan-18														
	Pmnt ID	Paid to	Details	Salary & Tax	Admin	BT & SSE	Grants	Subs	Open Spaces	N Plan	Sheep Fair	village web site	Xmas lights	Shop/PO	Total Payments
				7570.60	4692.50	1164.97	3225.00	622.03	34673.08	526.91	4449.82	14.39	2891.53	489003.00	549235.78
10/01/18	100831	HMRC	Clerk Dec ins	164.80											164.80
	100832	F MacLeod	Clerk Dec salary	659.10											659.10
	100833	F MacLeod	Clerk Dec exps		41.39										41.39
25/1/18	100834	Arun Business Supplies	office supplies		42.36										42.36
	100835	D Henty	expenses						32.68						32.68
	100836	Sussex Manures	gritting #						780.00						780.00
	100837	D Chaffe	prof services		120.00										120.00
	100838	Miller Parris	legal services						799.72						799.72
	100839	ACCT	2nd grant instal				250.00								250.00
	100840	FVH Trust	2nd grant instal				450.00								450.00
	100841	FVH Trust Lambs Tails)	2nd grant instal				100.00								100.00
	100842	Findon Swimming Pool	2nd grant instal				375.00								375.00
	100843	Findon St John Baptist PTA	2nd grant instal				250.00								250.00
				8394.50	4896.25	1164.97	4650.00	622.03	36285.48	526.91	4449.82	14.39	2891.53	489003.00	553300.83

5.7 Housing and Design Quality

(Updated paragraphs and policies are on light green backgrounds)

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. Allocate sites to facilitate the delivery of around 31 new dwellings to meet the housing provision for Findon in the SDNPA Local Plan (March 2018 Submission version)

Policy HD1 Spatial plan of the Parish

The Updated Neighbourhood Plan seeks to facilitate the delivery of 33 - 38 new dwellings, which is more than the housing provision in the SDNPA Local Plan and arises from the capacity assessment of the three, less landscape sensitive, allocated sites which lie outside the settlement boundary and one allocated brownfield site within the settlement boundary.

- HD1.1 Policy HD1 supports the development of only the allocated sites in line with the individual allocation policies and where the development meets other Neighbourhood Plan and Updated Neighbourhood Plan policies and SDNPA Local Plan policies (March 2018 Submission version or the final Adopted version)
- HD1.2 The Updated Neighbourhood Plan recognises that there is not sufficient land to meet the full housing provision within the settlement boundary but reflects the aspirations of the community to locate new dwellings on less landscape sensitive sites on the outside edge of the settlement boundary.
- HD1.3 All the land on the outside edge of the settlement boundary has been assessed on landscape sensitivity and value and the community were consulted on their preferences for the location of new dwellings from the eight less sensitive, available sites (two within the settlement boundary) and the two more sensitive sites proposed by the SDNPA.
- HD1.4 The Updated Neighbourhood Plan allocates the three less landscape sensitive sites on the outside edge of the settlement boundary most favoured in the community consultation, HD9 to HD11 and one brownfield site within the settlement boundary, HD12. A capacity assessment of these sites indicates that between 35 and 38 new dwellings can be provided while still retaining significant parts of the sites for enhanced landscape buffers to open countryside and reclaimed allotments (on one site)
- HD1.5 The SDNPA Local Plan March 2018 Submitted version does not seek to include housing site allocations where a Neighbourhood Plan (or Updated Neighbourhood Plan) which includes housing site allocations to meet the SDNPA housing provision is well advanced.
- HD1.6 The housing priority for the Updated Neighbourhood Plan is the delivery of affordable housing and small to medium size lower cost homes which reflect local housing need. A minimum of between 16 and 18 affordable homes will be provided via policies HD9 to HD12, in line with SDNPA Local Plan (March 2018 Submitted version) affordable housing policies. The Updated Neighbourhood Plan will support proposals for a higher percentage of affordable home where a financial viability appraisal shows this to be achievable for a particular site allocation with the development profit not exceeding 25 % of the gross development value (GDV). Housing size, mix and tenure for a particular site allocation will be determined after consultation with the Parish Council, Arun District Council (the housing authority) and the SDNPA.

Policy HD2 Local Connection

Affordable housing delivered as part of policy HD1 will be subject to planning conditions and/or planning obligations to require the first occupants to be existing residents of Findon Parish with a Findon connection meeting one of the following criteria:

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

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

HD2.1 Evidence gained through the Parish survey indicates a requirement for local homes to enable local people to stay in the village (see Evidence Base 41). Indeed the NPPF para 74 allows neighbourhood plans to contain a distinct local approach to that set out in strategic policy and this is being used to try to ensure that the local community has the best possible chance to benefit from new affordable homes. ADC Housing Allocations Scheme PEC2 refers.

Justification: NPPF 6; Obj. 1

Policy HD3 Live/Work Units

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

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

5.0 Neighbourhood Plan Policies: continued

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

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

Justification: NPPF 6; Obj. 5

Policy HD4 Self Build Houses

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

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

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

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

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

Justification: NPPF 6; Obj. 5

Policy HD5 Alterations and Roof Extensions

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

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

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

Justification: NPPF 7; Obj. 2

Policy HD6 Edge of Boundary Houses and Paddocks

Where a new or existing individual house or small cluster of houses on the inside edge of the built up area boundary is next to, or close to an existing paddock or group of paddocks, this inter relationship shall be encouraged where the paddocks and any stabling are on the outside edge of the built up area boundary. The paddock will not change the BUA boundary by virtue of this relationship.

HD6.1 The main landscape character of the Findon rural fringe immediately outside the built up area boundary is an informal collection of lightly fenced paddocks for the grazing and keeping of horses. These paddocks often form a boundary with rear gardens of houses close to the built up area boundary. It is considered important to retain and enhance this inter-relationship which is such feature of the Parish fringe.

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

Justification : NPPF 11; Obj. 2

Policy HD7 Design of development

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

HD7.1 Findon village is a compact downland village. It has outlying settlements to the South and North. The hamlet of 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: NPPF 7; Obj. 3

Policy HD8 Outdoor space

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

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

Justification: NPPF 7; Obj. 3

Policy HD 9 Housing allocation on part of land at Wyevale Garden Centre

1. Part of the land to the south of Wyevale Garden Centre is allocated for a development of between 10 and 12 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) Development should only be undertaken on the northern end of the site and provide an enhanced landscape transition to open countryside at the southern end with indigeneous tree infilling to strengthen the existing trees and hedge along the western boundary;
 - b) Vehicular access should be provide via the Wyevale Garden Centre access to the A24 and the existing garden centre service road upgraded to adoptable highway standard. A new adoptable standard estate road should also be provided linking the site with the former allotments site, allocation HD 10;

5.0 Neighbourhood Plan Policies: continued

- c) **Vehicular access to a field gate should also be provided to the southern end of the site, from the development to facilitate continued use as a grazing paddock as the landscape transition to open countryside with indigeneous tree and hedge infilling to strengthen the existing tree and hedge screen to the public footpath that runs up the southern boundary;**
 - d) **Demonstrate no significant harm will be caused to ground water resources;**
 - e) **Minimise hard surface areas on site and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run off;**
 - f) **Biodiversity should be enhanced, in particular to provide for local notable and protected species;**
2. **This development will be subject to a S106 Agreement that requires a garden centre use to be retained on the adjoining current brownfield site, either as a refurbished or replacement garden centre. If at the planning application stage of the housing development a refurbished or replacement garden centre cannot be demonstrated to be financially viable, the housing allocation will be reassigned to the existing garden centre site and all the land to the south will be retained as field pasture or paddocks.**

add notated site plan, site area, current use, environmental designations, flood risk and descriptive text.....

Policy HD 10 Housing allocation on former allotments land north of The Quadrangle

1. Part of the former allotments land immediately to the north of The Quadrangle is allocated for a development of 9 and 10 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) Development should only be undertaken on the south western part of the former allotments site and provide newly restored, serviced allotments on most of the rest of the site with ownership transferred to the Parish Council to control, manage and allocate from a long standing waiting list for allotments from Findon residents;
 - b) Indigeneous tree and hedge infilling should be carried out to strengthen the existing tree and hedge screen along the boundary with the A24 and a landscaped buffer provided to The Quadrangle
 - c) Vehicular access should be provided from the existing adoptable estate road in The Quadrangle to the A24. The Parish Council is committed to actively lobbying WSCC, the highway authority, for the introduction of a 40 mph speed limit on the A24 from the start of the National Park boundary at the south, to north of the School Hill roundabout, for the benefit and safety of Findon residents, which if successful will also significantly improve the existing junction onto the A24 from The Quadrangle and the allocated site;
 - d) Provision shall also be made for a new adoptable estate road to link with allocated site HD11 which will facilitate an alternative access to the A24, opposite the Black Horse southern access to the main part of Findon. This will strengthen the connectivity of The Quadrangle and allocated site HD10 to local facilities at the Garden Centre, the Black Horse, the small parade of shops at the southern end of the High Street and the centre of Findon, around the Square;
 - e) The development should also provide an attractive, public footpath and cycle link between The Quadrangle and the northern end of the site at the A24 footpath. This will further reestablish the connectivity with the Black Horse end of the High Street and the centre of Findon on the other side of the A24 by pass, which has unfortunately separated the main part of the settlement from the south eastern part since 1939;
 - f) Demonstrate no significant harm will be caused to ground water resources;
 - g) Minimise hard surface areas on site and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run off;
 - h) Biodiversity should be enhanced, in particular to provide for local notable and protected species.
2. This development will be subject to a Section 106 Agreement that requires the restored and serviced allotments to be transferred to the Parish Council and in order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Trees on the site boundary should be retained and new tree and hedge planting should be undertaken to strengthen screened green boundaries;
 - b) New planting should be suitable for pollinating species.
 - c) Suitably conditioned soil to a minimum depth of 600mm should be provided to the restored allotment land which should also be formed with a sub soil drainage system to prevent ponding.

add notated site plan, site area, current use, environmental designations, flood risk and descriptive text.....

Policy HD 12 Housing allocation on land north of Nightingales

1. Land north of Nightingales is allocated for the development of between 9 and 10 of residential dwellings (class 3C use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) The location of new housing and an access road has regard to potential areas of surface water flooding from ploughed fields to the north and east, and potential ground water emergence;
 - b) Demonstrate that the housing layout and design responds to the challenge of mitigating the effects of traffic noise from the A24, in particular ensuring that no openable windows in bedrooms or living rooms face west, or north depending on layout, and that ventilation is provided via an internally ducted and acoustically attenuated vent system with external vents facing east.
 - c) Vehicular access should be provided from the existing, adoptable, Nightingales access road. A parking survey should be undertaken in the Oval, approach roads and the existing access road to Nightingales to establish the extent of alternative parking provision that will need to be provided to allow the introduction of restricted parking along the Nightingales part of the access road to the allocated site. Alternative, additional parking will need to be provided in the Oval and/or green verges at the southern end of the existing access road before any of the new houses are occupied.
 - d) Any existing Nightingales parking spaces that are lost to form the new access to the allocated site should be provided at the southern end of the allocated site together with 5 additional parking spaces for Nightingales to alleviate an existing shortfall in parking provision associated with the original Nightingales development;
 - e) Between 6 and 7 of the new dwellings shall be affordable housing with 75% for affordable rent. This is a higher percentage than required in the SDNPA Local Plan (March 2018 Submitted version) and government guidance on affordable housing provision but reflects a local housing connection need while still delivering some market housing to facilitate the provision of the alternative and additional parking and abnormal development costs;
 - f) The existing overhead mains electricity supply cable and sub station, which supplies Nightingales and part of the northern end of Findon shall be diverted below ground on the allocated site in association with UK Power Networks.
 - g) Demonstrate no significant harm will be caused to ground water resources;
 - h) Minimise hard surface areas on the site and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run off;
 - i) Biodiversity should be enhanced, in particular to provide for local notable and protected species.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Where trees are lost, provide at least the equivalent in new tree planting on site. Trees and hedges on site boundaries should be retained and new indigenous tree planting should be introduced to strengthen screening and mitigate traffic noise from the A24;
 - b) New planting should be suitable for pollinating species.

add notated site plan, site area, current use, environmental designations, flood risk and descriptive text.....

Policy HD12 Housing allocation on the former fire station site (brownfield, within the settlement boundary)

1. The former fire station site is allocated for the development of between 5 and 6 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) The existing building is demolished after expiry of the current short term lease and the grant of planning permission for residential development;
 - b) Vehicular access should be the one or other of the existing crossovers onto the highway, which will allow existing trees to be retained;
 - c) Demonstrate that the layout and design responds to the challenge of mitigating the effects of traffic noise from the A24, in particular ensuring that no openable windows in bedrooms or living rooms face the A24 and that ventilation is provided by an internally ducted and acoustically attenuated vent system with external vents facing east.
 - d) A development of self contained flats in the form of a converted farm yard or stable complex, using a palette of local vernacular materials will be particularly supported as the site is an important location at the entry to Findon from the north and the development should reflect the its rural character and equine heritage;
 - e) Opportunities to share the facilities and communal gardens with the existing, adjoining Nightingales development should be explored and will be supported;
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Where trees are lost, provide at least the equivalent in new tree planting on site. Trees and hedges on site boundaries should be retained and new indigenous trees and hedge planting should be undertaken, particularly at the western boundary to the A24;
 - b) New planting should be suitable for pollinating species.

add notated site plan, site area, current use, environmental designations, flood risk and descriptive text.....