

2.1 *The consensus that any extension of the village to the west of the A24 should not be considered, would be difficult to access and generally would be more visible, although understandable in the generality, overlooks the former allotment gardens site which is relatively well screened by trees and hedges from the by pass and has a direct access from the Quadrangle. This site (Arum 14) should be assessed as land parcel 16.*

2.1 Land parcels 3 and 4 don't really relate to hedge lines, 3 and 4 should be one parcel 3 and the smaller paddock to the south of parcel 3 should be parcel 4
Land parcel 5 should be sub divided to reflect its varied and different characteristics, starting at the north, 5a (Downs Racing Stable paddocks) 5b (paddocks to east of Ivy Arch Close), 5c (overgrown land to east of Pony Farm), 5d (Soldiers Field equestrian facility paddocks)

Table 4 summary of capacity findings

Parcels 3 and 4 should be 'major' or 'substantial' on sensitivity as they are highly visible from Long Furlong, Gallops Farm road and the top of Stable Lane, resulting in a capacity of 'Negligible/low'

Parcel 5a should be 'major' or 'substantial' on value as paddocks for the working Downs Racing Stables, a local cultural asset resulting in a capacity of 'Negligible/low'

Parcel 5c should be 'slight' on sensitivity as, secluded, well screened by trees and hedges and not visible from the open down land gallops to the east or from Nephote Green resulting in a capacity of 'Medium/high' and a comment 'visually contained'

Parcel 5d should be 'substantial' on sensitivity and value as paddocks for the former Soldiers Field racing stables (currently used as an valuable equestrian and training facility) and highly visible from Nephcote Green resulting in a capacity of 'Negligible/Low"

Parcel 11 should be considered as 'substantial' on sensitivity as highly visible from Church Hill and Nephcote Lane (with views over the parcel to Church Hill) and substantial on 'value' as part of the green gap between Nephcote and Findon Valley, resulting in a capacity of 'Negligible/Low' and the comment 'visually contained' removed.

Parcel 14 will be confusing to lay readers, particularly as ranked 1 all be it with a *. Although appreciating it is a Landscape Character Assessment not an achievability or availability assessment, the value should perhaps be 'major' or 'substantial' as the cemetery, school playing fields and allotments are important cultural assets in Findon. This would result in a 'capacity' of Negligible/Low and a much lower ranking of 14/15 with Nephcote Green (parcel 8)

Parcel 13, the northern side of Monarch's Way has the possibility of access from the High Street via the Village Hall access while parcel 12, the southern side of Monarch's way is difficult to access.

Also parcels 13 and 12 should have higher sensitivity and value ratings as an important green corridor route from the village to the church and of course as Monarch's Way. The southern two thirds of 13 is also highly visible from the top of Stable Lane and the Gallops Farm road as is the view from the public footpath which crosses parcel 13 out over down land to the north of the village. (the northern third of 13 however is relatively secluded)

Parcel 15, field/paddock immediately north of Nighthingales may not be difficult to access, Arun DC turning head at end of Nighthingales would be the access.

Table 4 ranking

Although the LCA ranking is to inform allocation of potential development (housing in Findon's case) sites it is appreciated the potential site allocations in the Neighbourhood Plan do not need to precisely follow the LCA ranking. However as the LCA will be part of the evidence base for the NP some close correlation would be more understandable to lay readers. Taking the above comments into account an amended ranking would be more like this:

1	Parcel 15	Field/paddock immediately north of Nightingales
2	16	Former allotment gardens on west of A24 (extension of the Quadrangle)
3	13	Northern third of the field between the high street and the A24
4	5c	Overgrown land east of Pony Farm
5	5b	Paddocks to the east of Ivy Arch Close
6	12	Field to the south of Monarch's Way

note: Site 5 in the emerging NP is currently the former fire station, subject to availability clarification, but does not of course appear in the LCA ranking because it is inside the built up area boundary.

The ranking beyond 7 will work itself out after the above amendments are taken into account, basically all negligible or low capacity (for development) sites

Page 18 Infill and reuse of existing housing plots.

Not sure where the small parcels for affordable housing are located. There are still a few larger gardens that may yet be infill but unlikely to be small affordable houses.