



**LANDSCAPE CHARACTER AND SENSITIVITY  
ASSESSMENT OF FINDON, WEST SUSSEX**  
PREPARED FOR FINDON PARISH COUNCIL

PART TWO LANDSCAPE SENSITIVITY AND CAPACITY  
ASSESSMENT: – AUGUST 2014

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This study included a workshop sessions, and we are very grateful to the representatives of the Parish Council and neighbourhood planning group who gave up their time to attend the workshop and make helpful comments on the drafts of the study. We have endeavoured to faithfully include relevant suggestions and information, but apologise if we have failed to include all suggestions.

The copyright of the illustrations reproduced from other sources is gratefully acknowledged; these are detailed in Appendix 2.

Whilst we acknowledge the assistance of other people and organisations, this report represents the views of David Hares Landscape Architecture alone.

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August 2014

"Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors." **(European Landscape Convention, 2000)**



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# 1. INTRODUCTION

## 1.1 Background to the study

This landscape study is a part of the Findon Neighbourhood Plan and is being prepared to inform the Parish Council of the character of the landscape and the particular sensitivities of land in the parish to potential development. Findon is situated in the West Sussex section of the South Downs. The village centre lies approximately 7 kilometres north of the coast at Worthing. The parish lies completely within the South Downs National Park, and extends to some 16 square kilometres. Prior to the creation of the National Park in 2011, planning within the parish was the responsibility of Arun District Council who remain the local authority for the area with responsibilities for other matters. Neighbouring parishes include Washington to the north, Storrington, Clapham and Patching to the west, Worthing and Sompting to the south and Steyning and Combes to the east.

The situation of the village and its relationship to its neighbours is shown on the mapping at Figure 1. Surprisingly the village is tucked away in the Findon valley and is only partially visible from the high points on the South Downs and main access routes.

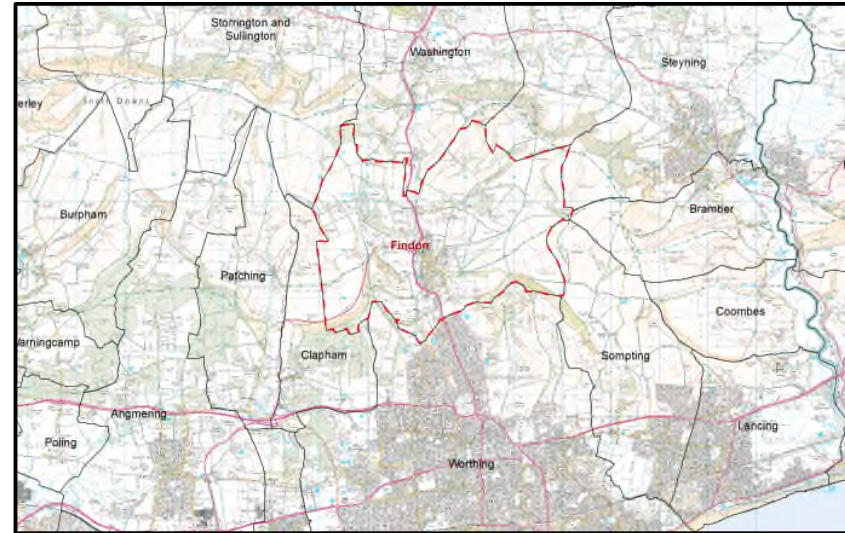


Figure 1 Location of the village and parish.

## 1.2 Brief

The brief for the study was to undertake a two part study, the first being a landscape character and sensitivity assessment of the whole parish, the second being a more focussed study considering the immediate area around and within the village in more detail and particularly in relation to the ranking of the sensitivity of land parcels immediately adjoining the built up area.

The work is to be undertaken in accordance with the relevant national guidance which for Landscape character assessment is provided in Countryside Agency Publication CX84<sup>1</sup>. This provides general guidance on the process of landscape character

assessment, however the approach needs to be adjusted to the scale of the area and the ultimate aims of the study. In this case the study aim is to :

*underpin the neighbourhood planning process and help identify areas with potential for development and identify which are important for conservation, enhancement and Green Infrastructure provision.*

Consequently whilst the whole parish will be the subject of a LCA and sensitivity assessment, it is the immediate area of the village which is the main focus of sensitivity and capacity assessment. Guidance on landscape sensitivity assessment is provided in 'Techniques for Assessing Landscape Capacity and Sensitivity', ii.

### **1.3 Context**

Landscape character assessment is a process which has been developed over a period of some thirty or more years by landscape professionals as a way of classifying and analysing landscape.

Recent government guidance referred to and supported the LCA approach. This was originally developed and supported by the Countryside Commission, and its successor organisations, the

Countryside Agency and Natural England, which have funded the application of this process on a national and regional scale. Landscape Character Assessments are designed to 'nest' one above the other such that more detailed description and analysis is provided at the regional, county and local scales. A parish level study such as this, is one of the more detailed local scale studies. The landscape character assessment was undertaken as part one of the study, whilst part two looked at the sensitivity of land parcels adjoining the built up area of the village.

### **1.4 Report structure**

The report consists of two parts, firstly the whole parish landscape character assessment, and secondly the sensitivity assessment of land parcels close to the village to development which may be considered in the Neighbourhood Plan. This second part of the report consists of five sections. Section one being the introduction. Section two addresses the capacity of the landscape surrounding the village to accommodate change, section three considers one specific area; the Findon local gap policy area, whilst section four considers green infrastructure. The final section of the report contains potential policies to address landscape and green infrastructure conservation and enhancements.

## 2. LANDSCAPE CAPACITY

### 2.1 Landscape sensitivity, value and capacity

The second part of the study brief requires the consultants to provide a more detailed assessment of landscape capacity for land parcels surrounding the built up area boundary in the parish.

The mapping at Figure 2 shows the juxtaposition of the built up area boundary (as defined in the Arun local plan) with all of the relevant adjoining land parcels, which have been numbered for ease of reference. There was a general consensus within the working group that Findon as a settlement should remain to the east of the A24 by-pass. The village is considered to be unique in the way in which it is relatively well hidden from the surrounding area, any extension to the west of the by pass would not only therefore be difficult to access, but would also be generally more visible.

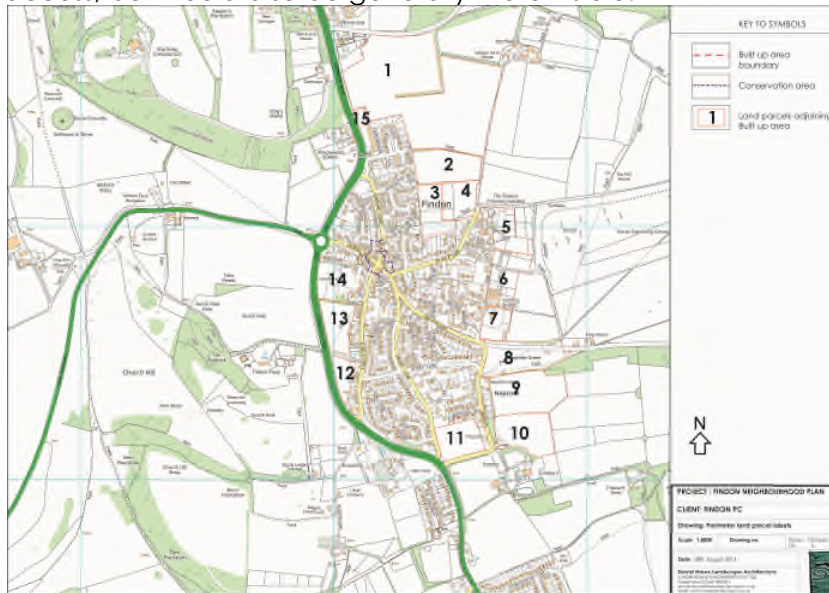


Figure 2 : land parcels adjoining the built up area boundary

Landscape capacity can be defined as the extent to which a particular area or type of landscape is able to accommodate change without significant effects on character; or such a level of change that leads to an overall change in landscape type. It reflects the particular sensitivities of the landscape concerned and sensitivity to the development in question; as well as the value attached to the landscape, or to specific components of it.

It can be illustrated as a matrix which shows how high value landscapes with a high sensitivity have a low capacity to accommodate change. Table 1 illustrates the relationship between landscape sensitivity, value and capacity to accommodate change. The nature of the change is important, so for example more highly visible change such as the installation of a 50 metre tall wind turbine, is likely to have a higher level of visual effect than the construction of a 3 metre high garage.

The assessment of capacity therefore needs to consider both landscape sensitivity and landscape value at an individual land parcel basis, as well as the potential change.

### 2.2 Techniques to assess capacity

A range of different techniques have been used for this, often based on a matrix approach which considers a number of different factors which contribute to landscape value and sensitivity. At a district wide scale capacity assessments have been undertaken locally by HDA on behalf of Arun and Worthing Districts, as part of the evidence base for planning new housing allocations. The technique used can be applied at a more detailed scale, and for the sake of consistency it is felt to be appropriate to use a similar technique for Findon Parish.

The Adur / Worthing technique is based on a combination of professional judgements against the criteria explained in Appendix 1 and illustrated in the matrix below. A series of judgements are made which use a 5 point scale of low to high, and then a final judgement is made based on the earlier scoring. It must be stressed that this technique is an aid for making an overall

professional judgement, not a definitive mathematical approach! Blank examples of the matrices used are shown below at Tables 2 and 3, addressing sensitivity and value respectively. Completed tables for the land parcels adjoining the village are included at Appendix 2.

**Table 1 : landscape capacity levels derived from a combination of sensitivity and value**

Landscape capacity		Landscape value				
		Major	Substantial	Moderate	Slight	Negligible
Landscape sensitivity	Major	Negligible	Negligible	Negligible / low	Low	Low / medium
	Substantial	Negligible	Negligible / low	Low	Low / medium	Medium
	Moderate	Negligible / low	Low	Medium	Medium/ high	High/ medium
	Slight	Low	Low / medium	Medium/ high	High	High/ very high
	Negligible	Low / medium	Medium	High/ medium	High/ very high	Very high

**Table 2: Landscape sensitivity**

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)  Low to high	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Final Assessment Landscape Sensitivity

**Table 3: Landscape Value**

Landscape character area or parcel	Landscape Designation  Low to high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (eg. NP Cissbury Ring etc),	Special cultural/ historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Overall Assessment Landscape value

The combination of highly sensitive landscape and highly valued landscape suggest an area with low capacity to accommodate development or change. In contrast a less sensitive landscape, combined with a landscape which is less highly valued may be considered more able to accommodate change, but subject to the nature of the change and how this is undertaken.

**2.3 Results of capacity assessment**

A summary table showing the broad categorisation of the capacity of each of the land parcels around the perimeter of the built up area of the village has been prepared, using the broad assessment of sensitivity and value at Appendix 2.



**Table 4 Summary of capacity findings**

Parcel	Sensitivity	Value	Capacity	Comment	Ranking	B/ A SHLAA
1	Substantial	Moderate	Low	Remote from village and within open landscape	11	
2	Substantial	Moderate	Low	Generally more visible from the wider landscape than alternative sites	10	
3	Moderate	Moderate	Medium	Area immediately adjoining SPA to south is least visible	4	
4	Moderate	Moderate	Medium	More visible than 3 from the wider landscape	5	
5	Moderate	Moderate	Medium	The horse racing stables provide local employment redevelopment could be undertaken sensitively	7	
6	Moderate	Moderate	Medium	Existing consent for part of this area	6	
7	Moderate	Moderate	Medium	If house on large plot redeveloped the site would need to be sensitively designed	8	
8	Substantial	Major	Negligible	Major GI value	15	
9	Substantial	Substantial	Negligible /low	Open to wider views and no obvious connection to village	13	
10	Substantial	Substantial	Negligible /low	Open to wider views and no obvious connection to village	14	
11	Moderate	Moderate	Medium	Visually contained by perimeter trees to road boundaries on 3 sides	3	
12	Substantial	Substantial	Negligible /low	Historic value and access difficulties	12	
13	Substantial	Moderate	Low	Historic value and access difficulties	9	
14	Slight	Slight	High	Playing field cemetery & school	1*	
15	Slight	Slight	High	May be difficult to access	2	

The results of the exercise suggest that two land parcels (no's 14, and 15) have a high capacity to accommodate change. Of these two parcels, one is currently occupied by school playing fields, a cemetery and allotments, the other is land which may be difficult to access to the rear of the former fire station, close to the main A24 dual carriageway.

Other land parcels which are considered to have some capacity to accommodate change include sites 3- 7, adjoining the north eastern quarter of the village boundary, and site 11 to the south of the village. Other sites have a low or negligible level of capacity. Our brief requires the ranking of sites and table 4 includes this information, based on a combination of the above information,

combined with a visibility assessment which considered how visible sites were from a range of key viewpoints situated on high ground within the open countryside of the National Park surrounding the village.

#### **2.4 Visibility and settlement edge**

Our assessment of the sensitivity of land parcels based on the Adur/ Worthing method does not specifically take account of the nature of the edge between the built up area, and the wider landscape beyond. In our view this is an important consideration, due to the way in which the village sits within a dry valley overlooked by surrounding higher ground. Parts of the village with a strongly

defined edge are less able to accommodate change, if the edge is likely to be damaged. Conversely if change can be accommodated within a strong edge this is likely to be less apparent within the wider landscape than in situations where the edge is weak. The photograph at figure 3; shows a situation where the edge of the village is relatively weak. In these situations it might be possible to extend the village, and ensure that proposals for the extension include the creation of a better defined and stronger edge, through for example the creation of a wooded edge.



Figure 3 looking to the edge of the built up area parcels 3 and 4, where there is a weak edge to the built up area.

The diagram at Figure 4 shows the immediate area of the village and our judgement of the strength of the edge. Strong edges include wooded or treed edge or edge defined by the A24, whereas weaker edges are likely to be defined by garden fences or low hedges.

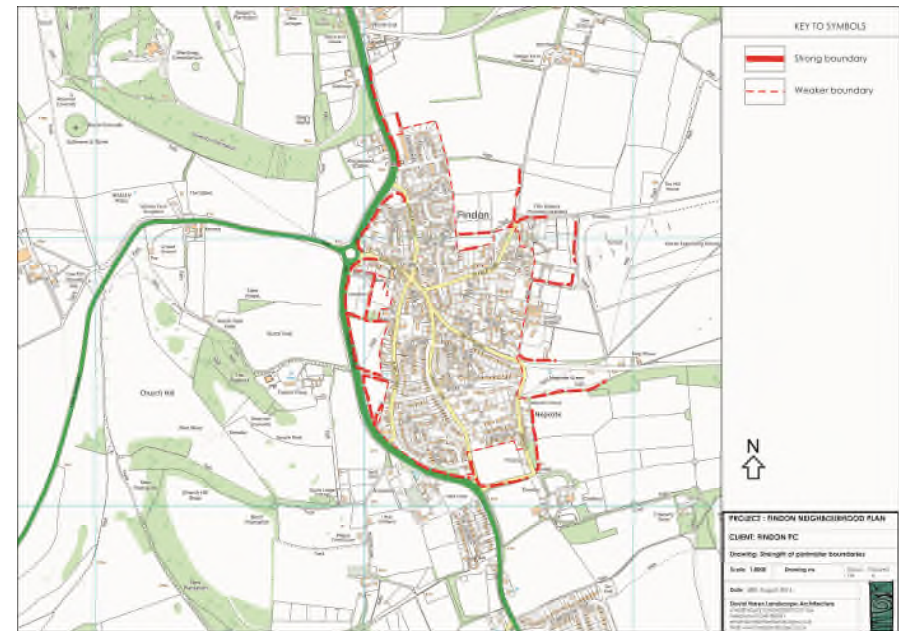


Figure 4 showing strength of settlement edge

## 2.5 Visibility Assessment

We considered how visible parts of the village were from the key viewpoints on higher ground surrounding the village. This helped to identify areas which were visibly sensitive. The viewpoints used included publicly accessible locations such as: the ramparts of Cissbury Ring, West Hill, North Park and byway 2087 south of Chanctonbury Ring. The perimeter areas which were most visible are considered more sensitive, and these include land parcels to the east of the village. Trees adjoining the A24 are particularly important with the various mature and relic parkland trees to the west of the village tending to screen the west side of the village which is consequently generally less sensitive. Land parcels that were considered visually less sensitive on this basis included Parcels 14, 13, 12, 11 and 15.

## 2.6 Previously identified housing sites.

Our steering group has asked us to review the sensitivity of sites which had been initially considered as part of the 2009 Baker Associates SHLAA study for Arun DC. These were all subsequently rejected by Arun due to having been located within the new South Downs National park area, and therefore outside the Arun planning remit. The list of sites being considered by the SDNP SHLAA are understood to be similar to those which were listed by Baker Associates. It needs to be noted that the SHLAA methodology considers sites which have been put forward for consideration in a call for sites, and as such there may be other suitable sites which have not been put forward.

Our own assessment of these sites was only undertaken after the completion of the two studies described earlier, to prevent any potential bias, or influence by the SHLAA study. The Baker Associates study included a series of comments on specific sites by a consultant landscape architect under the heading of *STRATEGIC LANDSCAPE APPRAISAL OF POTENTIAL OPTIONS FOR GROWTH*. This of necessity being a district wide study was strategic in nature and therefore considered the village in less detail than the current study.

This work was undertaken some 5 or more years ago now and some change has occurred since this time. We note for example that parts of our site 6 has received consent for housing development since the SHLAA study, and additionally some additional tree growth has occurred, which may have helped to screen sites which were rejected in 2009 due to wider visibility from the surrounding landscape.

The Baker Associates study identified 4 sites as having potential outside of the current settlement boundary, these being sites 16, 18, F6 and F8. , which correspond to our sites 3 (part) 6, 7 and 12+13. The table at Appendix 3 lists out the sites considered in the SHLAA the reasons which were given for their inclusion or exclusion from the site sieving process for Findon, and relevant comments from the

landscape appraisal text. In cases where there are differences between the conclusion of the study and our own, we have sought to explain this discrepancy.

The mapping below at Figure 5 shows the numbering of sites considered as part of the SHLAA report.

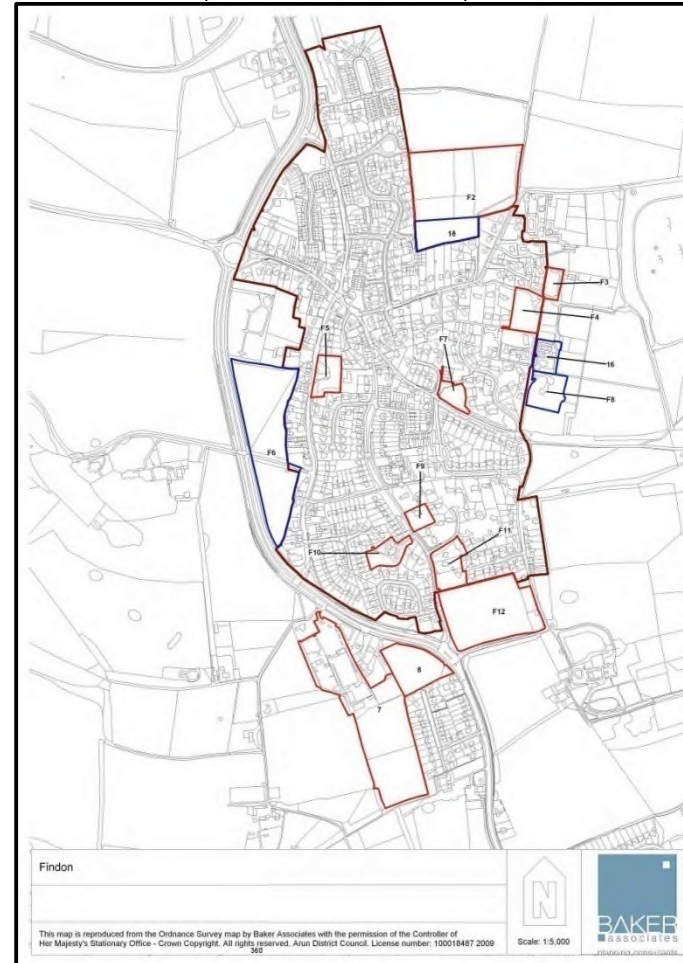


Figure 5 extract from Baker Associate report showing sites considered for Findon. Sites outlined in Blue to be considered further.

## 3. FINDON GAP

### 3.1 Planning policy status.

Land to the south of the village which abuts the boundary of Worthing Borough is subject to designation as a local gap within the current Arun Local plan,( 2003) which continues in effect until superseded by the South Downs Local plan. The policy states that:  
Policy Area 11 : local Gaps

*Development in the Local Gaps will only be permitted if:*

- (i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and*
- (ii) either individually or cumulatively it does not contribute to the coalescence of settlements; and*
- (iii) attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and, where possible, to the improvement of public access.*

Strategic and local gaps are spatial planning tools designed to shape the pattern of settlements. They generally command wide public support and have been used with success in structure and local plans to maintain the separation of settlements. The function of local gaps is principally to define and maintain the separate identity of settlements. Gaps require clear robust boundaries to prevent coalescence of urban areas and protect the character of individual settlements.

The Findon Gap separates the village from Findon Valley, a residential area which resulted from the expansion of Worthing in the 1920's and 30's. The Findon Valley housing spread north initially following the Findon road along the valley as ribbon development, before spreading out up the valley sides. It seems the Borough boundary provided the main constraint to further expansion until the Town and Country planning act of 1947.



Figure 5 showing the extent of the area defined as gap within the local plan. Area 6 allotments are also subject to policy protection.

The gap area includes a cul-de-sac, primarily of bungalows ( the Quadrangle), which dates from the same period, but which is not contiguous with the Findon Valley housing estates which push right up to the Worthing Borough boundary, adjoining the parish.

There are open green areas between the village and the Worthing Borough boundary within the gap, which includes arable land ( to the east of the A24 ) as well as pony paddocks to the west. The Holm oak trees along the boundary between Cissbury and the A24 are a particularly important feature of the gap, helping to screen the Road and the Quadrangle from Cissbury Ring.



Figure 6 showing the gap area from the east, Findon Valley to the left.

It is understood that the village residents strongly support the retention of the gap in order to maintain the identity of the village, and prevent any merging with Worthing/ Findon Valley.

It will be possible to strengthen the protection which the gap provides between the settlements by recognising and enhancing the value of the land as 'green infrastructure' providing for the recreational and other "green' needs of people and wildlife. This is consistent with part three of the Arun local gap policy.

It is understood that the allotments which are situated to the north of the Quadrangle, within the gap are currently disused and unavailable, although there is demand within the village.

Reinstating the allotments would help to provide a key green infrastructure benefit if this could be achieved.

### **3.2 Landscape enhancements**

At present the open land within the gap typically contains a range of urban fringe uses, such as pony paddocks and a garden centre. It is inevitable that these uses will continue, as well as small scale horticultural diversification enterprises and attendant poly-tunnels, and other small buildings which are subject to lower levels of planning control. These could however be more readily assimilated into the landscape if there were a stronger pattern of tree and hedgerow boundaries. The neighbourhood plan could include a landscape enhancement plan for the Findon gap, ( in line with part three of the Arun Gap policy).The Parish could focus the attention of volunteers, and the National Park Authority onto the Findon Gap to maintain a long term watching brief to prevent any deterioration in landscape quality. The area could be targeted with funding and activities to enhance the gap. Other additional local planning constraints within the neighbourhood plan could seek to strengthen controls in this area and encourage landowners to enhance the landscape of this important fringe area.

## 4. GREEN INFRASTRUCTURE AND LANDSCAPE ENHANCEMENT

### 4.1 Green Infrastructure

There are various definitions of Green Infrastructure(GI); however in short, GI is :

*'a network of multi-functional green space, both urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities'.*

The term green space covers most open spaces, amenity areas, tree belts, commons verges public access land and also rivers, ponds and streams.

Green Infrastructure (GI) provides opportunities to protect and enhance the natural environment and is fundamental to strategic planning to safeguard the natural environment for future generations.GI includes established green spaces and new sites and should thread through and surround the built environment and connect developed areas to a wider rural hinterland. Green infrastructure is therefore delivered at all scales from sub-regional to local neighbourhood level, including both accessible natural green spaces within local communities and often much larger sites in the urban fringe and wider countryside.

The Green Infrastructure of Findon is therefore important not only locally but also to the wider population of the coastal urban areas and the South Downs National Park. A sub-regional study of Green Infrastructure was begun by the South Downs National Park in 2013 and is still in progress. Other GI studies such as that undertaken by Arun District Council were completed in 2012. The brief requires that the outcomes of this Findon study are consistent with the objectives of these more strategic green Infrastructure studies.

### 4.2 The South Downs National Park Authority (SDNPA) Study

In March 2014 a consultation draft of ' Developing a Green Infrastructure Approach for the South Downs National Park' was

circulated to local authorities and interested stakeholders in the SDNPA area. The draft report not only explored options for a more strategic sub-regional approach to Green Infrastructure but also looked at the access network and provision of green space in the South Downs National Park and adjoining areas. The study focussed primarily on one element of the total GI resource, access and in particular accessible natural green space (ANG). The study covered the National Park and constituent local authorities and a 10km buffer around the core area including substantial areas of Arun, Worthing, Adur and Brighton and Hove. Although this is a strategic study GIS information on accessible natural green space (ANG) relating to the Findon Parish has been assessed in this study. Other Open Space studies and assessments of ANG undertaken by Arun and Worthing have also been considered as part of this study as they are important to boundary issues and connections to the wider green infrastructure beyond Findon Parish

### 4.3 ARUN GREEN INFRASTRUCTURE STUDY

The Arun Green Infrastructure Study June 2012 covers the whole district and sets out how the council can embed GI in the emerging Arun Local Plan. Although Findon Parish now lies within the South Downs National Park plan area most of the objectives and themes within the Arun plan regarding green infrastructure are relevant to Findon. It envisages the need for:-

- a clear vision of the green Infrastructure in the council area and beyond
- Protection of existing GI assets and their enhancement
- Identification and grouping of GI assets to improve their function and enhance their wider benefits
- Protection and enhancements of strategic GI corridors
- Protection and enhancement of GI zones in development areas to maintain high environmental quality

- Realise opportunities in new developments to create multifunctional high benefit environments

The study reflects the need to create more GI in the large growth areas on the coastal plain and identifies the need to make better links to the South Downs in the north. The downland parishes, including Findon provide important GI and access opportunities for Arun District and the neighbouring Worthing and Adur Boroughs.

The Green Infrastructure opportunities in the study are grouped in different themes. The most relevant to Findon Parish are:

- **Enhancing Strategic GI corridors.** This can be done along the Monarchs Way and the A24 road corridor
- **Protect and enhance existing GI assets.** The tree belts, ancient semi natural woods, Nepcote Green, verges and amenity areas, open spaces ancient monuments and historic features.
- **Improve rights of way network** The numerous footpaths and bridleways in the parish form a very good local network and provide excellent access to the downs and ancient monuments such as Cissbury Ring. Paths link in with regional and national routes such as the South Downs Way and Monarchs Way. Maintenance and good signage of these paths are a high priority. One of the aims of the Neighbourhood Plan might be to create a new link path.
- **New community resources** . creation of orchards and more allotments to improve health and accessibility to local food
- **Sustainable drainage (SuDS) schemes** encourage more and better sustainable water resource management
- **Create new GI** if development opportunities exist

#### 4.4 GI POLICY

If the neighbourhood plan considers there is a need for new sustainable development and housing in the village to meet long term requirements, provision of appropriate green infrastructure should be considered. The protection and enhancement of GI features should be an important consideration in planning any new development. These features should be managed to reflect their function and contribution to the local character and distinctiveness of the Parish.

#### 4.5 Features of GI value

The provision of open spaces and recreation facilities are key to a sustainable and thriving community. Open spaces can serve a number of functions within the village and surrounding parish. For example the provision for play and informal recreation areas as a green buffer within and between the built environment and the wider countryside provide habitats for wildlife promoting biodiversity. Open spaces can also help promote community cohesion and provide valuable and important amenities for residents and visitors. (NB This is clearly one of the benefits of the use of Nepcote Green for the Sheep Fair)

Each type of open space (as defined by PPG17) such as amenity green space, outdoor sports facilities, cemeteries allotments etc. has various benefits to the community and multiple assets depending on its type. For example allotments for the growing of one's own produce, play areas for children and pitches for both formal sports and informal recreation. Over the years changing social and economic circumstances and changing work and leisure practices have meant that the provision and accessibility of public open space does not always meet public expectations or requirements. Both Worthing Borough and Arun District Council have undertaken open space, sport and recreation studies to assess the provision of facilities and set quality standards for the future condition of open spaces in their districts.

#### 4.6 G I Quality standards

The following standards have been taken from the Arun Open Space, Sport and Recreation Study 2008

##### **Natural and Semi Natural Green Space**

( includes woodlands, scrubland, grasslands (e.g. downlands, commons and meadows), wetlands, nature reserves and wastelands with a primary purpose of wildlife conservation and bio-diversity within the settlement boundaries.

**Recommended standard: 1ha to 1000 population.**

Findon meets this standard as it has natural and semi-natural green spaces both within the settlement boundary and in the parish areas beyond it is served by a good network of footpaths and provides easy access to the wider countryside.

##### **Amenity Green Space in Downland areas**

In rural areas, amenity green space includes village greens and Nepcote Green is a good example. Other areas include informal recreation spaces and green spaces in and around housing, with a primary purpose of providing opportunities for informal activities close to home or work, enhancing the appearance of residential areas. Amenity green spaces are important as they provide a number of benefits for the village such as a meeting place and focal point for communities and a natural area for biodiversity. Green spaces also add to the visual amenity of the village and improve the quality of the local environment.

**Recommended standard :0.86ha per 1000 population within 15minutes walk. The amenity open space needs to be clean well maintained, have suitable soft landscape, contribute to biodiversity/conservation and be designed to be safe**

The amenity green spaces which are available in Findon include:

- Nepcote Green
- Pond Green
- Homewood

- The Oval
- Glebelands

Although small areas serve an important visual purpose, they provide little recreational and usable functions for local communities. This is partly due to the small size of some sites and some being 'left over' spaces resulting from development. The importance of their visual amenity function further emphasises the need to ensure these sites are maintained. Nepcote Green is a valuable and attractive green space which could be included in an extended conservation area in the village.

##### **Outdoor Sports Facilities**

**The outdoor sports facilities quality standard is 1.88ha per 1000pop within 20 minute walk**

Findon meets the required standard for the provision of outdoor sports pitches. The cricket ground is the main sports area although in the Arun District study 'the Findon Junior football pitch only scored poorly for quality. There is no formal junior football pitch and the study was probably referring to an informal kick about area on Nepcote Green. Arun District Council however stated 'the Council may look to address quality issues and consider further provision of outdoor sports facilities within the Findon area in the future.'

##### **Allotments and Community Gardens**

Allotments can provide a number of wider benefits to the community in addition to their primary purpose of enabling local people to grow their own food. These include bringing together people from different cultural backgrounds, improving physical and mental health, providing a source of recreation and making a wider contribution to the green and open space network.

**The recommended standard for Allotments and Community gardens is 0.25ha per 1000**

**These need to be clean and well maintained, safe and secure, and have a water supply**



At present the parish has 12 plots next to the cemetery and a waiting list, due to the temporary loss of the 30 plots on the original allotment site north of the Quadrangle. The Neighbourhood plan should seek to address this shortfall in allotment provision and encourage the re-establishment of allotments on the Findon gap site north of the Quadrangle.

### **Cemeteries and Churchyards**

Findon cemetery has good access from the by-pass, and is well maintained, similarly the churchyard of the Parish Church of St John the Baptist has good access. The facilities at Worthing Crematorium which are also situated within the parish are also very accessible and well maintained. Consequently the facilities meet the GI standard which is that:

***These need good site access, and to be well maintained.***

### **Footpaths and bridleways**

The standard requires that: ***There is a good extensive network of both footpaths and bridleways around the village.***

This is the case within the parish which has a good network with connections to local trails. One of the potential areas for the Neighbourhood Plan would be to review the current cycle footpath and bridleway network to identify any shortfalls or opportunities. The possibility of linking the village to the Findon valley cycleway could be considered.

### **Green corridors**

Green corridors are open linear features which include footpaths, cycleways and bridleways, which act as wildlife corridors and attractive, safe off-road paths which link between residential and employment areas, open spaces and leisure facilities. Green corridors gives access to natural green space and the open countryside and provide opportunities for recreation. Green corridors increase in value if they are linked to form a network that extends within and beyond the Parish and District boundary

In Findon there could be a linking green corridor network created through the Findon Gap area to provide access to the open spaces adjoining Findon Valley such as the Gallops and Storrington Rise open spaces. These would also provide opportunities for residents within the Findon Valley area to make use of the facilities in the village, help support local services and adding to the vitality of the area.

### **4.7 GI value of gap**

The Arun Open space study identified a need for more natural and semi natural green space in the district and that most new sites would be found on the urban fringe. Although Findon Parish has adequate natural and semi natural green space for its own population. The southern section of the Parish including the Findon gap is a strategically important link to the countryside and open spaces from the developed areas of the Findon Valley.

There is therefore both an important need to keep this strategic gap open and free from further development, and a justification for focussing efforts on enhancing this area as a joint green infrastructure target for both Worthing and Findon.

## 5. POLICIES TO CONSERVE & ENHANCE LANDSCAPE & GREEN INFRASTRUCTURE

### 5.1 Overarching landscape conservation policies

The Neighbourhood plan recognises that there may be a need to accommodate the changing needs of the population within the area, and wish to maintain the current vitality of the village, but any change should not cause any significant adverse effect on the landscape of the parish or the setting of the village within the sensitive landscape of the National Park.

Any significant change to the village in the form of new buildings or other development will be directed to areas which have the least sensitivity to the form of development being proposed.

The areas of the parish which are considered to be most sensitive are identified within the landscape character assessment and the landscape capacity assessment. These include land to the south of the village and to the north of the Worthing borough boundary shown on the map at Inset M in the Arun District local plan 2003.

Although areas may be identified as having lower sensitivity, this will not mean that inappropriate or badly designed proposals will be acceptable, all proposed changes will need to be carefully and appropriately designed to fit to the site and provide a range of community benefits and landscape enhancements, either within the site or through funding of off-site works.

### 5.2 Findon Gap

The village attaches great importance to maintaining open land between the village and the Worthing borough boundary. It wishes to continue to retain the local gap policy area in accordance with the policies of the Former Arun plan. In addition, the area is to become a target for landscape enhancements including encouraging landowners to :increase the tree population, manage areas of scrub and help to improve the management of

the pony paddocks to improve the landscape character of this area as a strategic policy area. The parish will seek to prepare a specific study of the Findon gap area detailing landscape enhancements in line with this policy, in association with the neighbouring authorities and the South Downs National Park Authority.

The parish may also wish to identify and designate particularly important tree groups for conservation and or future replacement as the trees age and decline. The tree groups which could be included within this policy might include the holm oaks west of Cissbury, former parkland trees relating to Findon Place, and trees fringing Nepcote Green.

### 5.3 Green infrastructure policies

The provision of Amenity Green Space should be considered in line with local standards when new development is planned. Quality and quantity standards for new amenity green space should be applied to all new development in Findon Parish. Where it is physically not possible to deliver new sites, then financial contributions should be sought and put towards improving existing sites to best serve the local population.

- **Protect existing GI assets:** Protect, maintain and enhance Nepcote Green and other community GI assets to achieve and maintain consistently high quality facilities.
- **Improved rights of way network:** Enhance the existing rights of way network and create additional shared use routes to strengthen links along the coast and also link the coastal plain to the National Park.
- **Local food production:** encourage local producers to market their produce locally to encourage local distinctiveness and links between residents and the land.

### Allotments

Seek to provide additional allotments in suitable locations to meet local needs, including the protection of existing designated allotment sites.

**Conservation areas;**

Explore the potential for the expansion of the existing conservation area, and or the designation of additional local conservation areas to protect highly important community facilities such as Nephote Green. Local conservation areas or tree protection orders should also be considered for particularly important tree groupings such as the Holm oaks adjoining the east side of the A24 at Cissbury, (which screen much of the Quadrangle from the east), and mature lime avenue and other roadside trees adjoining the A24 by-pass.

**Infill and reuse of existing housing plots .**

In general the council would prefer to focus new housing onto infill plots and other small parcels of land within existing housing areas. There are small land parcels within the developed area that would not be affected by development of small affordable housing units and no loss of GI or amenity open space from a landscape perspective

**5.4 Landscape and green infrastructure management and maintenance**

The Parish will wish to provide sufficient expertise effort and funding to assist in maintaining and enhancing the quality and accessibility of all green space within the parish for residents and visitors.

Where there is an under-provision of any green infrastructure within the parish then new infrastructure will be provided, where it is feasible and practical. This may be achieved through planning obligations voluntary works, or other negotiation.

The parish will work with partners to ensure the creation of an integrated network of green infrastructure with links to other parishes in the National park and with the neighbouring Boroughs.

## 6. APPENDIX 1 CAPACITY ASSESSMENT

### Landscape sensitivity parcel 1

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Sensitivity
Parcel 1	Low to high					5 10 15 20 25	
							Substantial

### Landscape Value Parcel 1

Landscape character area or parcel	Landscape Designation	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (eg. NP Cissbury Ring etc),	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Overall Assessment Landscape value
Parcel 1	Low to high					5 10 15 20 25	
							Moderate

**Landscape sensitivity Parcel 2**

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)  Low to high	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Final Assessment Landscape Sensitivity
							Substantial

**Landscape Value Parcel 2**

Landscape character area or parcel	Landscape Designation  Low to high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (eg. NP Cissbury Ring etc),	Special cultural/ historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Overall Assessment Landscape value
							Moderate

**Landscape sensitivity Parcel 3**

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)  Low to high	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Final Assessment Landscape Sensitivity
							Moderate

**Landscape Value Parcel 3**

Landscape character area or parcel	Landscape Designation  Low to high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (eg. NP Cissbury Ring etc),	Special cultural/ historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Overall Assessment Landscape value
							Moderate

**Landscape sensitivity Parcel 4**

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)  Low to high	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Final Assessment Landscape Sensitivity
							Moderate

**Landscape Value Parcel 4**

Landscape character area or parcel	Landscape Designation  Low to high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (eg. NP Cissbury Ring etc),	Special cultural/ historic associations	Perceptual aspects (e.g. scenic beauty, tranquility, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Overall Assessment Landscape value
							Moderate

**Landscape sensitivity Parcel 5**

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)  Low to high	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Final Assessment Landscape Sensitivity
							Moderate

**Landscape Value Parcel 5**

Landscape character area or parcel	Landscape Designation  Low to high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (eg. NP Cissbury Ring etc),	Special cultural/ historic associations	Perceptual aspects (e g. scenic beauty, tranquility, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Overall Assessment Landscape value
							Moderate



**Landscape sensitivity Parcel 6**

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)  Low to high	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Final Assessment Landscape Sensitivity
							Moderate

**Landscape Value Parcel 6**

Landscape character area or parcel	Landscape Designation  Low to high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (eg. NP Cissbury Ring etc),	Special cultural/ historic associations	Perceptual aspects (e.g. scenic beauty, tranquility, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Overall Assessment Landscape value
							Moderate

**Landscape sensitivity Parcel 7**

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)  Low to high	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Final Assessment Landscape Sensitivity
							Moderate

**Landscape Value Parcel 7**

Landscape character area or parcel	Landscape Designation  Low to high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (e.g. NP Cissbury Ring etc),	Special cultural/ historic associations	Perceptual aspects (e.g. scenic beauty, tranquility, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Overall Assessment Landscape value
							Moderate

**Landscape sensitivity Parcel 8**

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)  Low to high	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Final Assessment Landscape Sensitivity
							Substantial

**Landscape Value parcel 8**

Landscape character area or parcel	Landscape Designation  Low to high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (e.g. NP Cissbury Ring etc),	Special cultural/ historic associations	Perceptual aspects (e.g. scenic beauty, tranquility, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Overall Assessment Landscape value
							Major

**Landscape sensitivity Parcel 9**

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)  Low to high	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Final Assessment Landscape Sensitivity
							Substantial

**Landscape Value Parcel 9**

Landscape character area or parcel	Landscape Designation  Low to high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (e.g. NP Cissbury Ring etc),	Special cultural/ historic associations	Perceptual aspects (e.g. scenic beauty, tranquility, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Overall Assessment Landscape value
							Substantial

**Landscape sensitivity parcel 10**

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)  Low to high	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Final Assessment Landscape Sensitivity
							Substantial

**Landscape Value parcel 10**

Landscape character area or parcel	Landscape Designation  Low to high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (e.g. NP Cissbury Ring etc),	Special cultural/ historic associations	Perceptual aspects (e.g. scenic beauty, tranquility, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Overall Assessment Landscape value
							Substantial

**Landscape sensitivity Parcel 11**

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)  Low to high	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Final Assessment Landscape Sensitivity
							Moderate

**Landscape Value parcel 11**

Landscape character area or parcel	Landscape Designation  Low to high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (e.g. NP Cissbury Ring etc),	Special cultural/ historic associations	Perceptual aspects (e.g. scenic beauty, tranquility, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Overall Assessment Landscape value
							Moderate

**Landscape sensitivity parcel 12**

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)  Low to high	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Final Assessment Landscape Sensitivity
							Substantial

**Landscape Value parcel 12**

Landscape character area or parcel	Landscape Designation  Low to high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (e.g. NP Cissbury Ring etc),	Special cultural/ historic associations	Perceptual aspects (e.g. scenic beauty, tranquility, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Overall Assessment Landscape value
							Substantial

**Landscape sensitivity parcel 13**

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)  Low to high	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Final Assessment Landscape Sensitivity
							Substantial

**Landscape Value parcel 13**

Landscape character area or parcel	Landscape Designation  Low to high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (e.g. NP Cissbury Ring etc),	Special cultural/ historic associations	Perceptual aspects (e.g. scenic beauty, tranquility, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Overall Assessment Landscape value
							Moderate



**Landscape sensitivity parcel 14**

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)  Low to high	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Final Assessment Landscape Sensitivity
							Slight

**Landscape Value parcel 14**

Landscape character area or parcel	Landscape Designation  Low to high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (e.g. NP Cissbury Ring etc),	Special cultural/ historic associations	Perceptual aspects (e.g. scenic beauty, tranquility, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Overall Assessment Landscape value
							Slight

**Landscape sensitivity parcel 15**

Landscape character area or parcel	Inherent Landscape Qualities (intactness and condition)  Low to high	Contribution to Distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Final Assessment Landscape Sensitivity
							Slight

**Landscape Value parcel 15**

Landscape character area or parcel	Landscape Designation  Low to high	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets' (e.g. NP Cissbury Ring etc),	Special cultural/ historic associations	Perceptual aspects (e.g. scenic beauty, tranquility, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major  5 10 15 20 25	Overall Assessment Landscape value
							Slight

## 7. APPENDIX 2 LIST OF SITES OUTSIDE OF/ ADJOINING THE FINDON BUILT UP AREA CONSIDERED BY BAKERS AS PART OF THE ARUN SHLAA IN 2009

Site ref BA Study	Site ref DH study	Address	Relevant comments / reason for rejection in SHLAA study	Comments from DHLA study
7	NA	Rogers Farm Garden Centre and former Allotments	Isolation from village and gap policy,	Agreed
8	NA	Former allotments north of the quadrangle	Isolation from village and gap policy,	Agreed
16	6	Soldiers Field Yard, Nepcote Lane	needs to include a package of landscape enhancements	Planning consent has been given for redevelopment of this site
18	Part 3	Land to the East of Elm Rise	Area is well contained by housing on three sides.	Agreed
F2	Part 3 + 4	Land north of Elm Rise	Isolation from village visibility in landscape and gap policy,	We dont feel that the area is as visible as the SHLAA suggests and feel that with appropriate design the southern parts of the site could be made acceptable
F3	Part 6	Land to the Rear of Pony Farm Training Stables	Not consistent with policy	Given that the adjoining site is to be redeveloped this site cold come forward without major adverse effects if carefully designed and built
F6	12+13	Open space between the High Street and the A24	Considered able to accommodate some	Whilst we broadly concur the site does

			low density development	have historic significance and sensitivities as well as access difficulties
F8	7	Soldiers Field House, Soldiers Field Lane	Redevelopment of site to more acceptable scale could be considered acceptable.	Redeveloped site would need to be kept to garden footprint and screen planting extended around the eastern perimeter
F12	11	Field south of Findon (Wyatts Field), Nephcote Lane.	Considered to be visible from high ground to west, difficult to access and perimeter trees vulnerable to development.	We feel that this site could accommodate sensitive development without significant adverse landscape effects if carefully designed and built. Visibility from west is limited.