

FINDON HOUSING & DEVELOPMENT TOPIC GROUP

Key Documents for Housing Appraisal Process

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4	Summary of Housing Site Allocations	
5	Development Boundary for Findon Parish Council	Source – Arun DC
6-9	STAGE ONE – Identification and Appraisal of potential housing sites in Findon on/outside the development boundary	First draft conducted – August 2014. Using ARUN SHLAA Ref Sites and Findon SHLAA Ref Sites.
10	Map of Potential Findon Housing Sites.	Referencing includes ARUN SHLAA and FINDON SHLAA
11	David Hares' Landscape Character Assessment Site Map Referencing with location descriptions	Shows Hares' Ref Sites 1-18 and linked to Findon SHLAA Ref Sites (conducted Aug 2014)
12-13	Appraisal of Potential Sites 1-15 incorporating David Hares' Landscape Character Assessment	Updated from August 2014 Appraisal document and undertaken October 2014
14-17	Potential Site Allocation (1-18) Full Assessment with Comparison to SDNPA Sites	Conducted January 2015
18	List of Sites going forward for STAGE TWO Site Appraisals	January 2015
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20-42	Stage Two – Site Appraisals of identified sites	Each Site conducted by a Topic Group Member. Jan/Feb 2015
43	Findon SHLAA Summary of Stage Two Site Appraisals	February 2015
44	Analysis of Feedback from Community Consultation	April 2015
45	Summary of Community Consultation and Result of Process concluded	

FINDON HOUSING & DEVELOPMENT TOPIC GROUP Chronological Order of Events and Decisions Made

8 July 2014	Chair explained NP process and aims to the H&D Topic Group (TG) members
8 July 2014	TG examined existing policies within other neighbourhood plans in order to give TG familiarity to the process and Findon NP Objectives & Policies. Also planning terminology explained e.g. Affordable Housing.
July 2014	All TG members to make themselves familiar with key documents and resources on NP website, recent housing needs survey, and questionnaire results
22 July 2014 – August 2014	TG members to understand “Findon Today” in order to later produce clear H&D Objectives for FNP. The following tasks were set amongst TG members:- <ul style="list-style-type: none"> - Analyse various NP’s to familiarise yourself with Objectives and Policies - Analyse “comments” from the Questionnaire. Giving a general sense of what they mean – a wish for the community or potential policy - Analyse Findon Housing Needs Survey - Analyse Historic Housing Needs Data for Findon and contrast with the Questionnaire - Analyse Community Rural Profile of Findon - Analyse Questionnaire Results. Refine the evidence from all sections of the Questionnaire - Analyse Findon Village Design Statement - State where non-development sites should be allocated and reasons ie Green Spaces/cemetery/school etc. - Findon Neighbourhood Plan Mission Statement to read - Analyse the Landscape Character Assessment
July/Aug 2014	First draft Objectives and Policies for H&D section, which reflects evidence based findings, was circulated to TG members.
5 th Aug 2014	TG discussed the limited infill development within the current built up area boundary and therefore looking at possible on the edge/outside the development boundary. Approval needed at Committee level to look at such development sites.
Aug 2014	Based upon historic building rates, local need and an acceptance that some development should be considered. It is recognised and expected that this number is subject to allocation, discussion and agreement upstream with the Steering Committee and the Parish Council. TG discussed a target number for new dwellings over the next 15 years (the period of the NP) from our evidence based findings. A proposal of 15 windfall sites and 25 smaller units (with affordable housing ratio) on or outside development boundary to review.
Aug 2014	Committee agreed that allocated sites on or outside the development boundary to facilitate the provision of smaller units were approved for TG to review. Attached (STAGE ONE – Identification and Appraisal of potential housing sites in Findon on/outside the development boundary)
26 th Aug 2014	TG received confirmation from SC that FNP need a policy for Alterations and Roof Extensions.
10 th Sept 2014	TG confirmed no Traveller’s Policy needed in our NP
10 th Sept 2014	TG agreed to have a local need criteria list within the H&D Policies
Sept 2014	H&D Objectives refined before being sent to SC for review
28 th Oct 2014	Overall consensus from the SC to the TG in support of the proposed concept

28 th Oct 2014	TG discussed ways to positively present the H&D Objectives/development proposal to avoid an instant and strong resistance. Focus on:- <ul style="list-style-type: none"> - Local Need - Smaller units - Design (Character Built Assessment) - Taking control of space and housing numbers v No Control
Oct 2014	TG commenced a thorough review of potential sites using David Hares' Landscape Character Assessment document alongside technical and local knowledge of area (document attached)
24 th Nov 2014	FNP Presentation Evening feedback received from local community on proposal.
Jan 2015	SDNP SHLAA and FNP SHLAA contrasted by TG (document attached)
27 th Jan 2015	TG confirmed that Sites 3B, 5C, 6 (were accepted sites) and 5B, 11, 15 and 17A (marginal sites) to go to Second Phase for site appraisals.
27 th Jan-3 rd Feb 2015	TG conducted Site Appraisals. Collected and compiled – attached.
27 th Jan 2015	Rural Exemption Sites Policy & Live/Work Units Policy – agreed by TG to have these policies in NP.
10 th Feb 2015	Numerous discussions took place with regard to the submission of the FNPSHLAA, is was agreed that the density would be no more than the immediate vicinity but preferably less. It was agreed that the number of available / potential sites, 34, is an absolute maximum and that it is anticipated that number will be subject to reduction through the consultation process
10 th Feb 2015	Wyevale Garden Centre is considered an economic and employment priority
10 th Feb 2015	There was considerable discussion with regard to the method, strategy and format of the next stage of consultations and planning workshops. The TG agreed that this matter will be passed back to the SC for development and implementation, given the high degree of anticipated contention around the potential sites.
Feb 2015	Proposed Sites were marked up on the map ready for the first Community Consultation day
April 2015	Community Consultation Day - Feedback was received from the community by completion of a form. These forms were collated and given to the SC for processing (Analysis attached).
	It was this community-wide consultation that delivered the final conclusion that there were no suitable sites beyond the settlement boundary that would have community support for development and therefore no further works including workshops were carried out by the Topic Group.

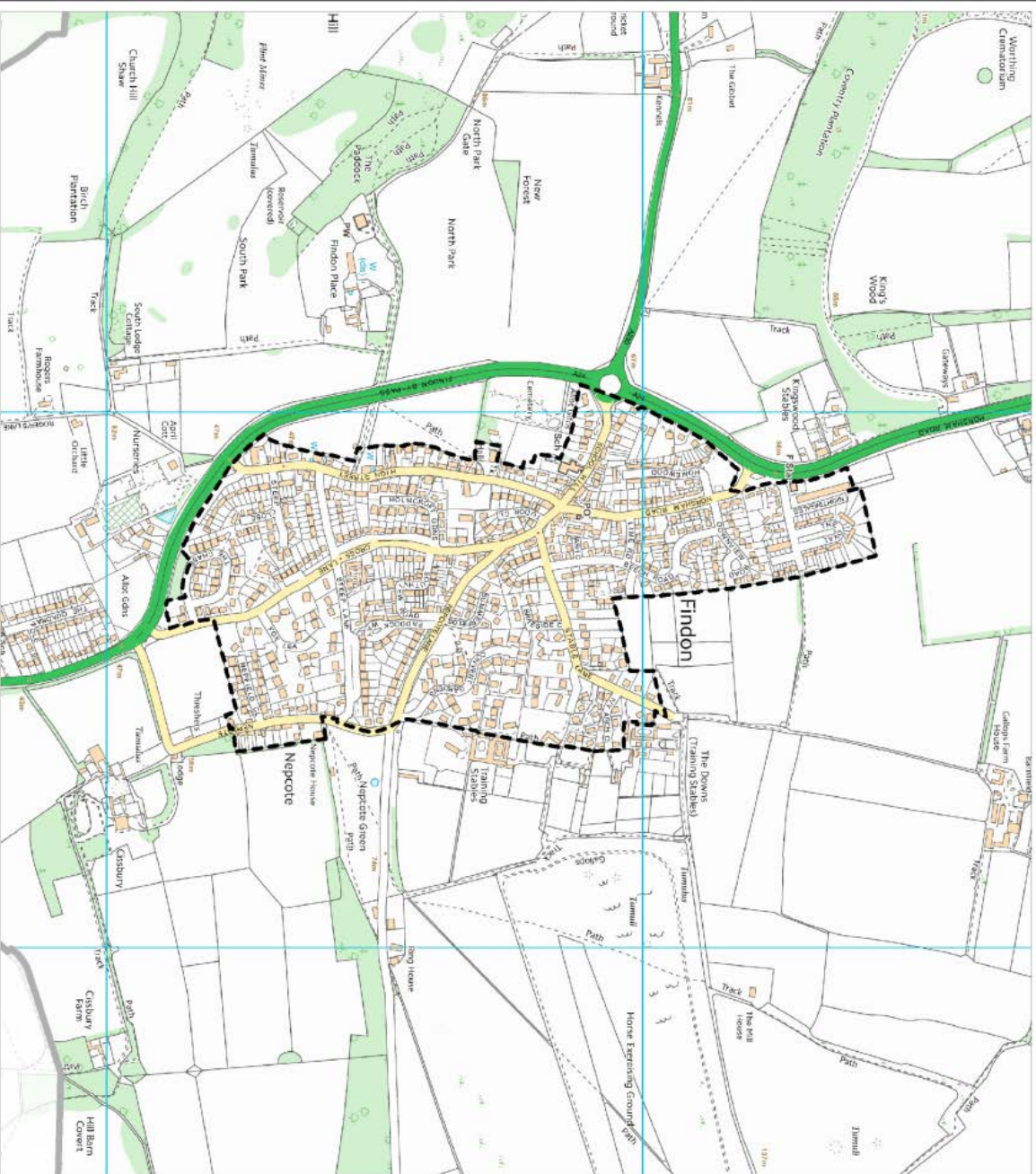
Summary of Housing Site Allocation

No sites existed within the settlement boundary large enough to be allocated for development (a minimum of 5 units per site under extant SDNPA procedures). The Housing & Design topic group was therefore tasked with a proactive remit to look at every possible perimeter site, outside and adjacent to the settlement boundary, with a view to identifying possible locations for development.

As this work progressed it became obvious that there existed a good level of support for small-scale development that would fit into the built context. It was intended that any sites identified would go through a community-led planning workshop, which would look to draw out those elements mostly desired, particularly by the immediate neighbours.

Development Boundary

Source – ARUN DC Findon Parish Built-Up Boundary



STAGE ONE – IDENTIFICATION & APPRAISAL OF POTENTIAL HOUSING SITES IN FINDON ON/OUTSIDE DEVELOPMENT BOUNDARY (First Draft undertaken August 2014)

Key

Text in Green	Site to be considered – GO to Stage 2 Appraisal
Text in Red	Site NOT to be considered further
Text in Blue	Arun DC SHLAA

MAP REF	LOCATION	Arun DC SHLAA Referencing as on Arun Plan	DEV. BOUNDARY	PLANNING	LANDSCAPE FROM DISTANT VIEWPOINTS	ACHIEVABILITY	AVAILABILITY	POTENTIAL NO. OF HOUSES	RECOMMENDATIONS NOTES
FNP1	Part of paddock land east of Ivy Arch Farm	F1 but not shown on Arun Plan	Outside on edge (OoE)		Some harm	possible	unknown	2-3	Undertake Stage 2 Appraisal Visible in places from Downs Gallops Track No natural screening dividing paddocks
FNP2	Field to east of Beech Road and up to Stable Lane and access to Gallops Farm	F2	OoE		Major Harm				ABSOLUTE NO. highly visible site from Long Furlong, Stable Lane, Gallops Farm
FNP3	Land east of 4-6 Pony Farm	F3	OoE		Minimum Harm	Possible	Possible	3-4	Undertake Stage 2 Appraisal Secluded with natural screening, not visible from Downs Gallops, tracks or Nepcote Green
	Garden of Downs Edge	F4	Inside	2010					3 large detached 5 bed houses completed (not in count)
FNP4	Gardens of Findon Manor Hotel	F5	Inside	Hotel Use	Minimum Harm	Possible	No		NO business and tourism priority use
FNP5	Fields between High Street properties and A24 by pass, north side Monarchs Way (Northern Edge)	F6	OoE		Slight Harm	Possible	Possible	6-8	Undertake Stage 2 Appraisal Wide green corridor to Monarchs Way absolutely vital to retain and enhance
FNP6	South Side Monarch's Way (Southern Edge)		OoE		Slight Harm	Possible	Possible	2-3	Undertake Stage 2 Appraisal Wide green corridor to Monarch way vital No direct access from High Street problematic
FNP7	Landscape land opposite Paddock Way in Nepcote Lane, South West of Convent Gardens	F7	Inside		Significant Harm - from local viewpoints				ABSOLUTE NO Not visible from distant viewpoints but highly visible in 'sylvan' Nepcote Lane
FNP8	Soldiers Field House and Land	F8	OoE		Significant Harm		No		NO Private house and garden Two storey highly visible from Nepcote Green, despite high beech surrounding hedge Not possible 'infill' garden site, outside built up area boundary

MAP REF	LOCATION	Arun DC SHLAA Ref as Arun Plan	DEV. BOUNDARY	PLANNING	LANDSCAPE FROM DISTANT VIEWPOINTS	ACHIEVABILITY	AVAILABILITY	POTENTIAL NO. OF HOUSES	RECOMMENDATIONS NOTES
FNP9	House and gardens at Steepside Cross Lane	F9	Inside		Minimum Harm		No		Private House and Garden Possible Infill Garden Site
FNP10	Gardens and land at Findon Tower	F10	Inside		Minimum Harm		No		Private property and gardens Possible 'infill' garden site
FNP11	Houses and gardens Cross Lane, Well Cottage Priory Cottage, Crossways	F11	Inside		Minimum Harm		No		Private House and Garden Possible Infill Garden Site
FNP12	Field between Nepfield Close and Nepcote Lane	F12	OoE		Major Harm				ABSOLUTE NO Highly visible from Church Hill and Nepcote Lane
FNP13	Wyevale Garden Centre and fields to south	7	Outside Beyond Edge		Harm				NO Employment and leisure priority use, also beyond edge
FNP14	Former allotments opposite Nepcote Lane/ A24 junction, south side of A24	8	Outside Beyond Edge		Harm	Possible	unknown	8-10	Undertake Stage 2 Appraisal Beyond Edge but can be considered as extension of the Quadrant
FNP15	Soldiers Field Stables		OoE	2010					Large 5 bed detached house, replacement house, holiday cottages in PIPELINE count (1)
	Field East of Elm Rise and to the rear of gardens of properties in Stable Lane	17	OoE		Major Harm				ABSOLUTE NO Highly visible from Long Furlong

Windfall Sites Since 2009 Study

MAP REF	LOCATION	Arun DC SHLAA Ref as Arun Plan	DEV. BOUNDARY	PLANNING	LANDSCAPE FROM DISTANT VIEWPOINTS	ACHIEVABILITY	AVAILABILITY	POTENTIAL NO. OF HOUSES	RECOMMENDATIONS NOTES
	Greycoats House and Garden Stable Lane		Inside	2014					2 large detached 4 bed houses existing bungalow demolished (in progress) (not in count or pipeline count)
	Braeside Garden Stable Lane		Inside	Current					2 large detached 5 bed houses (not decided) IN PIPELINE count
	Wintuns		Inside	current					2 medium size 2 bed flats (conversion) IN PIPELINE count

Further sites not identified in Arun 2009 SHLAA

MAP REF	LOCATION	Arun DC SHLAA Ref as Arun Plan	DEV. BOUNDARY	PLANNING	LANDSCAPE FROM DISTANT VIEWPOINTS	ACHIEVABILITY	AVAILABILITY	POTENTIAL NO. OF HOUSES	RECOMMENDATIONS NOTES
FNP16	Houses and gardens on A24 North of School Hill Roundabout		Inside		Slight Harm				Private houses and gardens Possible 'infill' garden sites, but visible from top of Stable Lane and Gallops Farm
FNP17	Former Fire Station		Inside Brown field site		Minimum Harm		Ownership uncertain	3-4	Undertake Stage 2 Appraisal Employment or community use may take priority
FNP18	Lane North of Nighthingales		OoE		Slight Harm		Arun DC owned	6-8	Undertake Stage 2 Appraisal Access from Arun DC land/road may be partly visible from Stable lane and Gallops Farm
	Garages and ancillary land at Homewood		Inside		Minimum Harm		Arun DC owned		NO loss of garages/parking, cramped sites
FNP19	Kingswood stables and surround		OoE		Significant Harm				ABSOLUTE NO Beyond edge, employment use priority for any redundant stable buildings

Sites beyond the village but in the Parish

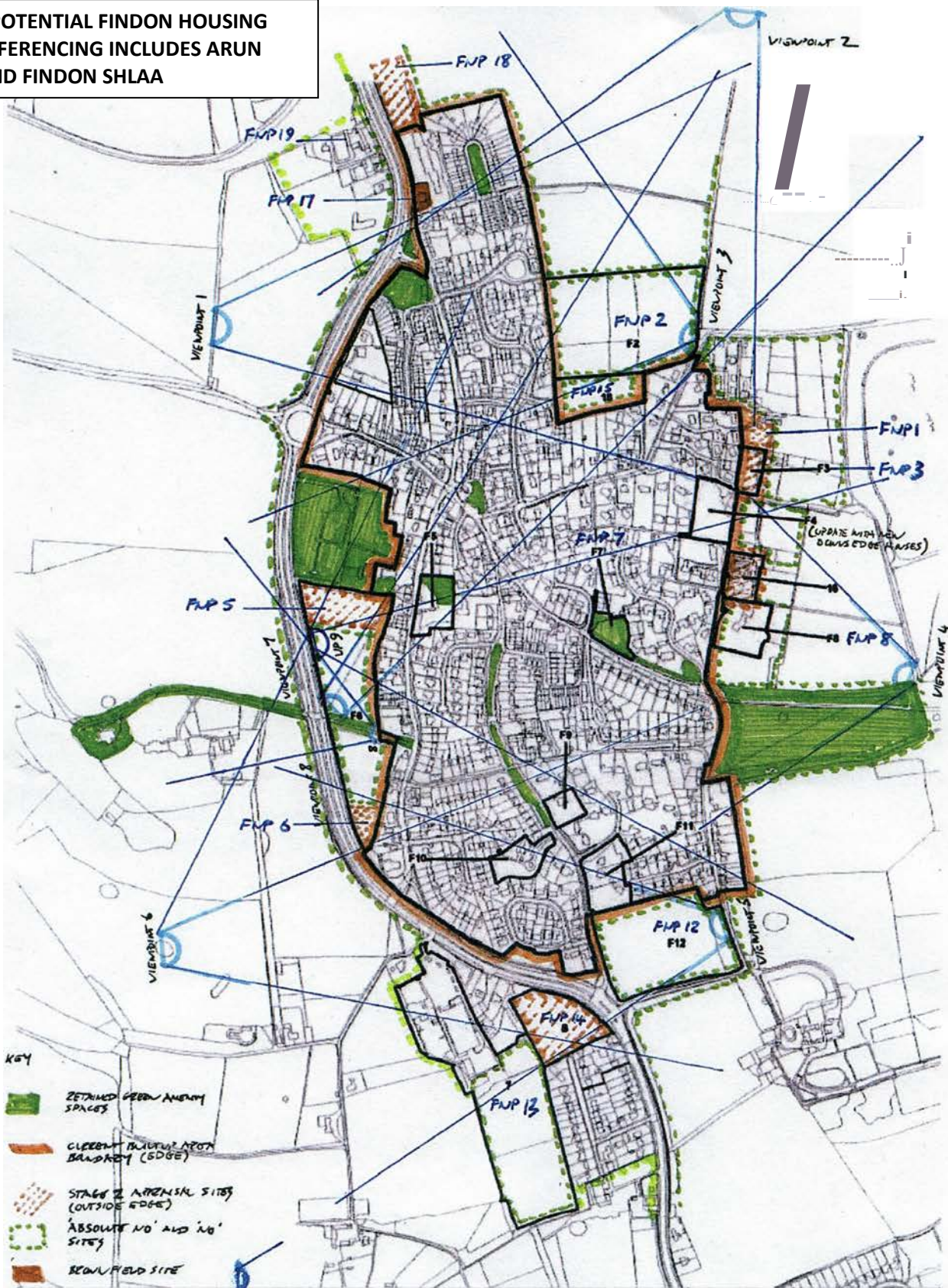
MAP REF	LOCATION	Arun DC SHLAA Ref as Arun Plan	DEV. BOUNDARY	PLANNING	LANDSCAPE FROM DISTANT VIEWPOINTS	ACHIEVABILITY	AVAILABILITY	POTENTIAL NO. OF HOUSES	RECOMMENDATIONS NOTES
	North End redundant ancillary farm sheds								ABSOLUTE NO Although conversion of redundant agricultural buildings may become a policy, this would not apply in unsustainable locations

Green Spaces

MAP REF	LOCATION	Arun DC SHLAA Ref as Arun Plan	DEV. BOUNDARY	PLANNING	LANDSCAPE FROM DISTANT VIEWPOINTS	ACHIEVABILITY	AVAILABILITY	POTENTIAL NO. OF HOUSES	RECOMMENDATIONS NOTES
	Pond Green		Inside						ABSOLUTE NO Community green asset
	Park at Homewood		Inside						ABSOLUTE NO Only recreation space at northern end of village
	Glebe Land		OoE						ABSOLUTE NO Only recreation space at southern end of village
	Nepocote Green		OoE						ABSOLUTE NO Community green asset
	School Playing field		OoE						ABSOLUTE NO Community green asset

Date: August 2014

MAP OF POTENTIAL FINDON HOUSING SITES. REFERENCING INCLUDES ARUN SHLAA AND FINDON SHLAA



- KEY**
- RETAINED GREEN AND OPEN SPACES
 - CURRENT BOUNDARY FROM SANDROCK (EDGE)
 - STAGE 2 APPROXIMATE SITES (OUTSIDE EDGE)
 - ABSOLUTE NO. AND 'NO' SITES
 - BOUNDARY FIELD SITE

Findon

P12, 8 ARUN 2009 SITE APPROXIMATE REFERENCING FNP 8 NEIGHBOURHOOD PLAN REFS

DRAFT STAGE 1 SITE APPROXIMATE (LANDSCAPE IMPACT) DAVID HUTCHISON JULY 14

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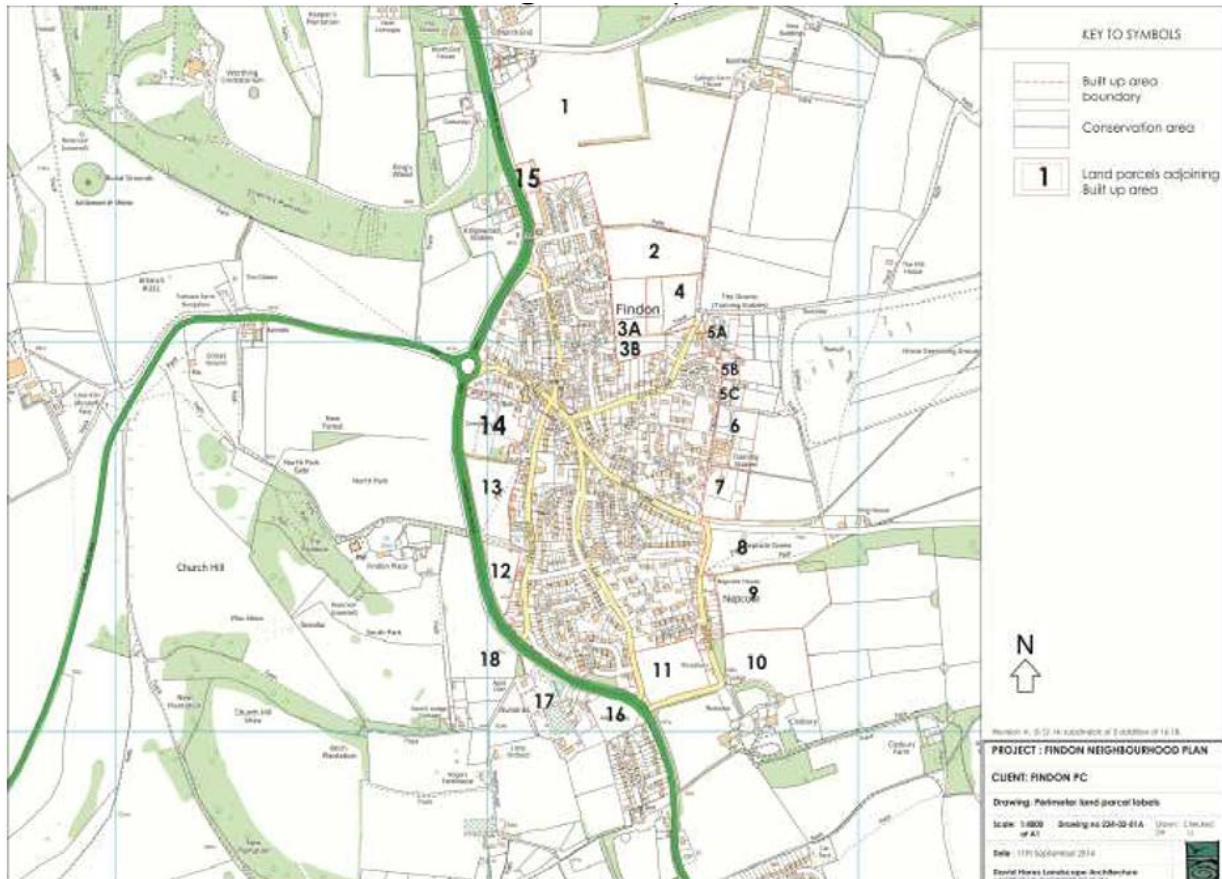
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planning consultants



Site Referencing

Hares' Site Reference	Location Description	Findon SHLAA Ref (performed in Aug 2014)
1	Fields between the Oval and North End	-
2	Northern paddocks between Beech Road and access to Gallops Farm	FNP2
3A	Paddocks east of the rear of Beech Road and Elm Road	FNP2
3B	Paddock east of Elm Rise	FNP15
4	Paddocks further east of Beech Road and Elm Rise up to Stable Lane	FNP2
5A	Paddocks to the east of Downs Stables	-
5B	Paddock to the east of Ivy Arch Close	FNP1
5C	Land to the east of Pony Farm	FNP3
6	Soldiers Field Stables	-
7	Soldiers Field house and land	FNP8
8	Nepcote Green	-
9	Fields behind houses on east side of Nepcote Lane	-
10	Fields behind southern end cottages on east side of Nepcote Lane	
11	Field paddock between Nepcote Lane and Nepfield Close	FNP12
12	Fields between High Street houses and the A24 by pass, south side Monarch's Way	FNP6
13	Field between High Street houses and the A24 by pass, south side Monarch's Way	FNP5
14	Cemetery	-
15	Field paddock immediately north of Nightingales	FNP18
16	Former Allotments, opposite Nepcote Lane/A24 junction, south side of A24	FNP14
17	Wyevale Garden Center	-
18	Rogers Farm	-

APPRAISAL OF POTENTIAL HOUSING SITES IN FINDON
incorporating David Hares' Landscape Character Assessment - Undertaken October 2014
by Housing Topic Group (updated from previous/August 2014 document)

Hares site ref	location	Built up area bndry	Hares landscape assessment harm	landscape from distant viewpoints harm	achievable physical constraints	available ownership	no of houses	Recommendation_Notes	Rank Hares /FNP
1	Fields between the Oval and North End	OoE	Substantial	Major				Absolute NO Highly visible, also green gap to North End should be retained	11 0
2	Northern paddocks between Beech Road and access to Gallops Farm	OoE	Substantial	Major				Absolute NO Highly visible from Long Furlong, Gallops Farm road and Stable lane	10 0
3	Paddocks east of the rear of Beech Road and Elm Rise	OoE	Moderate	Major				Absolute NO Highly visible from Long Furlong	4 0
4	Paddocks further east of Beech Road and Elm Rise up to Stable Lane	OoE	Moderate	Major				Absolute NO Highly visible from Long Furlong, Gallops Farm road and Stable Lane	5 0
5a	Paddocks to the east of Downs Stables	OoE	Moderate	Substantial				Absolute NO Downs Stables paddocks	7 0
5b	Paddock to the east of Ivy Arch Close	OoE	Moderate	Moderate	possible	unlikely participant	3 to 4	Undertake stage 2 appraisal Visible in places from Downs Gallops track, no natural screening to sub divide	7 6
5c	Land to the east of Pony Farm	OoE	Moderate	Slight	possible	possible	3 to 4	Undertake stage 2 appraisal Secluded with natural screening, not visible from Downs Gallops or Nephote Green	7 4
6	Soldiers Field Stables	OoE	Moderate	Substantial				Currently has planning consent for replacement house, new 5 bed house, 2 holiday cottages (in PIPELINE count)	6 0
7	Soldiers Field house and land	OoE	Moderate	Substantial				Absolute NO Two storey highly visible from Nephote Green despite high beech hedge Paddock highly visible from Nephote Green	8 0
8	Nephote Green		Substantial	Major				Absolute NO Highly visible, major green space	15 0
9	Fields behind houses on east side of Nephote Lane		Substantial	Major				Absolute NO Highly visible from Cissbury Hill and lower slopes	13 0
10	Fields behind southern end cottages on east side of Nephote Lane		Substantial	Major				Absolute NO Highly visible from Cissbury Hill and lower slopes	14 0
11	Field paddock between Nephote Lane and Nepfield Close		Moderate	Substantial				NO Highly visible from part of Nephote Lane approach to village and Church Hill	3 0
12	Fields between High Street houses and the A24 by pass, south side Monarchs Way		Substantial	Moderate	no easy access	possible	2 to 3	Undertake stage 2 appraisal Wide green coridor to Monarch's Way vital to retain, consider only south end of field but no direct access from High Street	12 7
13	Field between High Street houses and the A24 by pass, north side of Monarch's Way		Substantial	Moderate	possible	possible	6 to 8	Undertake stage 2 appraisal Wide green coridor to Monarch's Way vital to retain, consider only north third of field, access from village hall land	9 3
14	Alotments, cemetry, school playing field		Slight	Moderate				Absolute NO Vital community uses	1 0
15	Field paddock immediately north of Nightingales		Slight	Slight	possible	Arun DC possible	6 to 8	Undertake stage 2 appraisal Well naturally screened, access from Arun DC road, possible slight visibility from road to Gallops Farm	2 1

Continued.....

SITES NOT IN HARES ASSESSMENT							
Garden of Downs Edge (F4)	In						3 large detached 5 bed houses completed
Gardens of Findon Manor Hotel (F5)	In	min harm	good	no			NO, business and tourism priority use
Landscape land opposite Paddock Way in Nephote Lane, south west of Convent Gdns	In	signif harm (from local viewpoints)					ABSOLUTE NO Not visible from distant viewpoints but highly visible in 'sylvan' Nephote Lane
Gardens and land at Findon Tower (F10)	In	min harm		no			Private property and gardens Possible 'infill' garden site
Houses and gardens Cross Lane, Well Cottage Priory Cottage, Crossways (F11)	In	min harm		no			Private houses and gardens Possible 'infill' garden sites
Wyevale Garden Centre and fields to south	ObE	harm					NO Employment and leisure priority use, also beyond edge
Former allotments opposite Nephote Lane/ A24 junction, south side of A24 [8]	ObE	harm	possible	likely participant	8 to 10		Undertake Stage 2 Appraisal Beyond edge but can be considered as extension of the Quadrant extension of the Quadrant
Pipeline Windfall Sites							
Greycotes House and garden Stable Lane	In						2 large detached 4 bed houses existing bungalow demolished (in progress) (not in count or pipeline count)
Braeside Garden Stable Lane	In						2 large detached 5 bed houses (not decided) IN PIPELINE count
Wintuns	In						2 medium size 2 bed flats (conversion) IN PIPELINE count
Further sites not identified in Arun 2009 SHLA or Hares Assessment							
Houses and gardens on the A24 north of School Hill roundabout	In	slight harm					Private houses and gardens Possible 'infill' garden sites, but visible from top of Stable Lane and Gallops Farm
Former fire station	In BS	min harm	possible	ownership uncertain	3 to 4		Undertake Stage 2 Appraisal Employment or community use be priority
Garages and ancillary land at Homewood	In	min harm		Arun DC owned			NO Loss of garages/parking, cramped sites
Kingswood stables and surrounds	ObE	signif harm					ABSOLUTE NO Beyond edge, employment use priority for any redundant stable buildings
Sites beyond the village but in the Parish							
North End redundant ancillary farm sheds							ABSOLUTE NO Although conversion of redundant agricultural buildings may become a policy, this would not apply in unsustainable locations.
Green spaces							
Pond Green	In						ABSOLUTE NO Community green asset
Park at Homewood	In						ABSOLUTE NO Only recreation space at north end of village
Glebe land	OoE						ABSOLUTE NO Only recreation space at southern end of
Potential no of houses at outside edge (not including windfall or pipeline projections within BUA boundary)					40 ma		(Reduce to 26 as draft policy)
DATE: 2 October 2014							

January 2015

Housing & Design Topic Group – POTENTIAL SITE ALLOCATION ASSESSMENT AND COMPARISON TO SDNPA SITES

KEY

R	-Remote from Village
V	-Viewable from Downs and the Wider Landscape (with Ranking) Ranking from 1-18. The higher the number identifies visibly sensitive areas.
O	-Open Landscape
N	-affect Neppote Green Conversation Area
H	-Historic Area
NA	-No Access
C	-Cementry
S	-School
HRV	-High Recreational Value

Findon and SDNPA both agree to reject	
SDNPA says no. Findon says yes	
Findon and SDNPA both agree there is potential	
Findon says no. SDNPA says there is potential	
Not considered by Findon but potential identified by SDNPA	
Not considered by SDNPA - or Findon	

Site Number Findon (Using D.Hares' Ref)	Decision to - Accept Site - Reject Site - Marginal/discuss Site	Reason	Equivalent Site Number SDNPA	Decision	Reason
1	Rejected	R V (13) O	Not considered by SDNPA - No equivalent to Findon	N/A	N/A
2	Rejected	R V (12) O	Not considered by SDNPA - No equivalent to Findon	N/A	N/A
3A	Rejected	R V (5) O	AR011	Rejected	Adverse impact on character and appearance
3B	Accepted		AR011	Rejected	Adverse impact on character and appearance
4	Rejected	V (9) O	Not considered by SDNPA - No equivalent to Findon	N/A	N/A
5A	Rejected	V	Not considered by SDNPA - No equivalent to Findon	N/A	N/A
5B	Marginal	Needs further consideration	AR013	Rejected	Adverse impact on character and appearance
5C	Accepted		AR10? (Soldiers field yard??)	Has potential	
6	Accepted	Previous rural exemption site	AR10?? (Soldiers field Yard??)	Has potential	

7	Rejected	V (8) N	AR018 (Soldiers Field House) and gardens I think!	Has potential	
8	Rejected	N V (18) O	Not considered by SDNPA - No equivalent to Findon	N/A	N/A
9	Rejected	O R V N	Not considered by SDNPA - No equivalent to Findon	N/A	N/A
10	Rejected	O R V (16)	Not considered by SDNPA - No equivalent to Findon	N/A	N/A
11	Marginal	Needs further consideration	AR022	Rejected	Adverse impact on character and appearance
12	Rejected	V (14) H NA	AR016	Rejected	Adverse impact on character and appearance
13	Rejected	H NA V (11)	AR016	Rejected	Adverse impact on character and appearance
14	Rejected	H NA C S	AR016	Rejected	Adverse impact on character and appearance
15	Marginal	Needs further consideration	Not on SDNPA map as far as I can see	N/A	
16	Rejected	V (10) HRV	AR009	Rejected	Does not relate well and Adverse impact on character and appearance
17A	Marginal	Possible Economic Use	AR008 Rogers farm Garden centre	Has potential	

		Needs further consideration				
17B	Rejected	V (3) R O		AR008 If this is South part of AR008 then rejected (I think!) They only talk about previously developed land being possible.	Rejected?	
18	Rejected	H V (7) R O		Not considered by SDNPA - No equivalent to Findon	N/A	N/A
Not considered by Findon No equivalent to SDNPA	N/A	N/A		AR021 Well Cottage Priory Cottage	Has potential	
Not considered by Findon No equivalent to SDNPA	N/A	N/A		AR020 Findon Towers	Has potential	
Not considered by Findon No equivalent to SDNPA	N/A	N/A		AR019 Steep Side Cross Lane	Rejected	Too small. Will not give 5 dwellings.

All 18 perimeter land parcels were assessed with 12 eliminated from further consideration for very obvious reasons, such as high visual impact (as per the David Hares Landscape Character Assessment) or for even more obvious reasons such as it being a cemetery. Many sites were rejected for multiple reasons; for example those with a high visual impact may also have had other restrictions such as community value or economic use. It thus transpired that the remaining sites, for further assessment, had a low visual impact, had available access and were not affected by those reasons the other sites were eliminated. The topic group eventually identified six potential sites, including one deemed marginal. Each site was assessed against a range of known criteria. (January 2015)

FNP Housing & Design Topic Group STAGE TWO - SHLAA APPRAISALS

- Site 3b Paddock east of Elm Rise

- Site 5b Paddock east of Ivy Arch Close

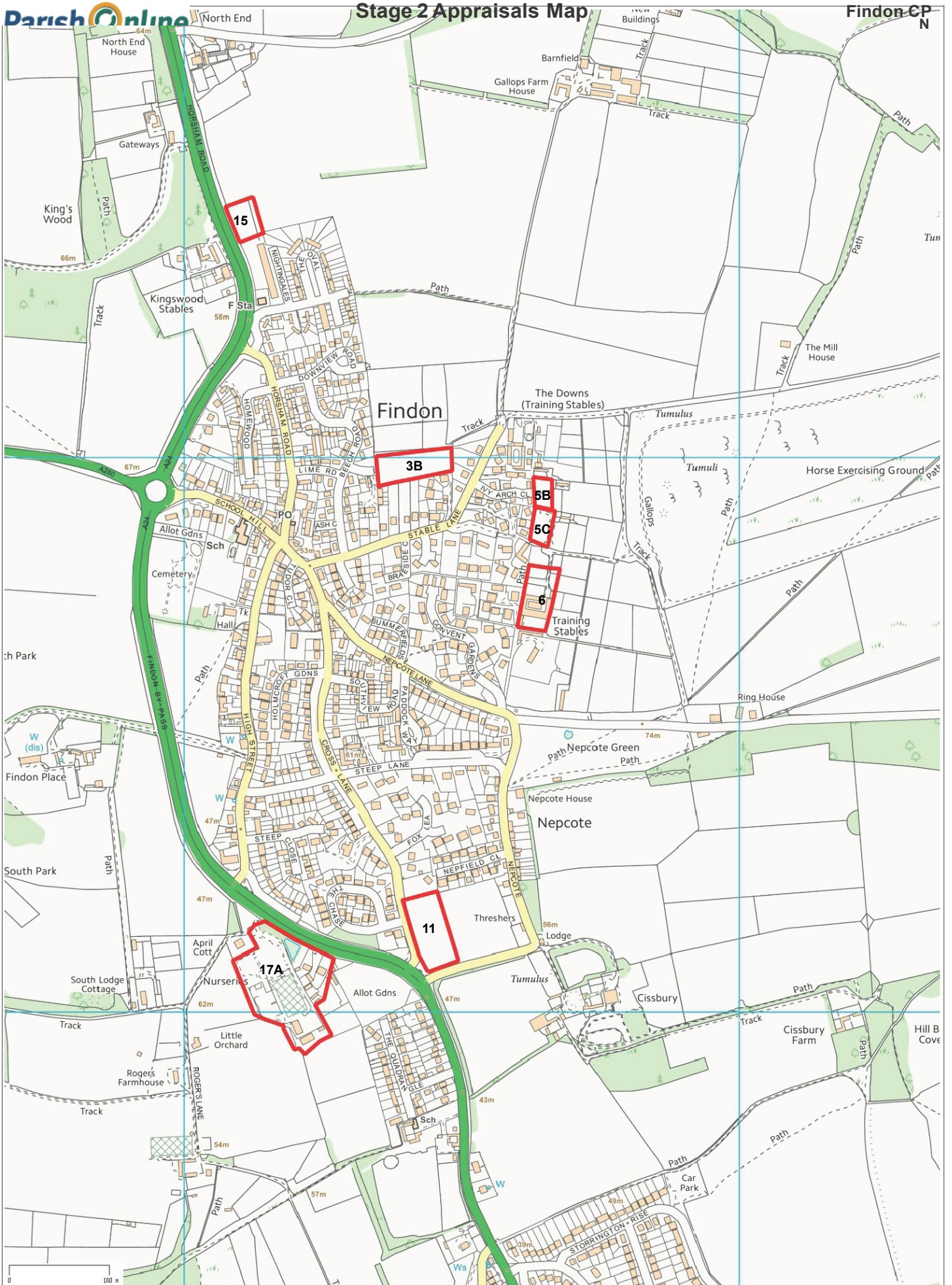
- Site 5c Land east of Pony Farm

- Site 6 Former Soldiers Field Stables

- Site 11 Paddocks north of Nephote Lane

- Site 15 Paddock north of Nightingales

- Site 17a Wyevale Garden Centre



APPRAISALS – February 2015

Stage 2 Appraisal Criteria and Protocol

- Site 3B

Prepared by LSP 3/2/2015

A. David Hares LCA rating

<i>sensitivity</i>	<i>value</i>	<i>capacity</i>
moderate	moderate	medium

B. FLHAA rating - 5

C. Current Land Use

Field / Horses Grazing

D. FNP business, employment, well being, recreation, leisure, environment and sustainability policy considerations.

Part of Kingswood Stables livery, let to the Jeffries

E. Entire land parcel or part site.

Entire land parcel.

F. Access including footpaths.

Good access off Elm Rise.

G. Flood Risk.

Sloping site possible ground water excess

H. Environment

The site is surrounded on three sides by existing development of mainly detached dwellings, the North side is protected from view by a substantial boundary hedge with trees which will require protection by hedge / tree TPO. There is a tree with TPO to the left of the field entrance gate. The site is well screened and discreet in views from the West, any new development would be seen in conjunction with with the existing development on higher ground.

I. Views to secure, within site and from parish boundaries

North boundary hedge

J. Incoming services

All infrastructure utilities will be available from Beech Road via Elm Rise

K. Properties directly affected.

The rear of adjoining properties along Stable Lane (east and north) and Beech Road (north of entrance gate)

L. Planning history

None known for the site – Steep lane, demolition of Greycotes and construction of two houses, development of 9 houses forming Horseshoe Close,

M. Land parcel /part site area (hectares)

0.74 hectares entire parcel

N. Surrounding housing density.

Mixed density pattern area bounded by Stable Lane (east and north), Beech Road, including Horseshoe Close and Kilmore Close

Approx. 38 dwellings in 3 hectares (assessed) = 13 dph

O. Number of houses at densities noted below (base 0.74 hectares) ,-

15dph	=	11dwellings
17.5	=	13
20	=	15

P. Enabling works needed

None envisaged

Q. Availability by landowner

It is known the site is available for development

R. Recommendations

Recommended for development at a density of 20 dph as is included in the FHLAA = 15 Dwellings

S. Consultation options

Local residents consultation at Planning Workshop

T. Planning Brief Content

TBA Topic Group consultation
- No external lighting see FNP Policy CFW8 “ Unlit Village Status “
– Dark sky policy.

I. Views to secure, within site and from parish boundaries

J. Incoming services

Gas, water, electricity and main drainage in Ivy Arch Close

K. Properties directly affected (number/distances/owners)

No 3 and no 4 Ivy Arch Close directly adjoin site, also the Downs Stables.

Six chalet bungalows in Ivy Arch Close No 4

Pony Farm almost adjoins the site

L. Planning history (including nearby land/properties)

None since Ivy Arch Close in 1970s

M. Land parcel/ part site area (hectares)

<i>hectares entire parcel/</i>	<i>hectares part site area</i>
--------------------------------	--------------------------------

0.35

0.25

N. Housing densities in surrounding area dwellings/hectare(dph)

Ivy Arch Close 12.5 dph

O. No of houses at surrounding area density

4 (.35)

3(.25)

P. Enabling works needed

Widening field gate access from Ivy Arch Close turning head, currently takes horse box.

Q. Likely availability by landowner

Site has not been put forward to SDNPA under their SHLAA "call for sites

Owned by Helen Inglis, no 4 Ivy Arch Close, uses paddock herself, main reason for acquiring property

R. Recommendation

Shortlist

Borderline Yes

Borderline No No

S. Consultation Options

Option 1 Recommended

Invite households directly affected, any other interested local households, topic group members to planning workshop PRIOR to full public consultation.

Planning workshops can involve all in site master planning, layout, access, green areas, house design principles, views, boundary treatments.

Topic Group planning and architectural expertise could set up and run workshops with an SDNPA planner, David Hares, possibly AiRS (advise landowners but from previous experience their attendance and contribution only likely to restrict participants involvement)

T. Planning Brief Content

Master plan map, using Bavarian B1 model, 3 colours: yellow : access roads, lanes, paths, red: buildings, green: public open spaces

Landscape treatments and boundary treatments

No of houses, principle of design form, levels, heights

External lighting

Parking, covered and garages Palette

of external materials

Stage 2 Appraisal Criteria **Site 5c**

Land east of Pony Farm

A. David Hares LCA rating

<i>sensitivity</i>	<i>value</i>	<i>capacity</i>
moderate	moderate	medium

B. DHA LCA ranking FHLAA ranking

6

C. Current Land Use

Overgrown. Significant amounts of builders waste dumped on site.

In planning terms still treated as secondary agricultural land although original consent for modern stable building suggests use was considered to be grazing land.

D. FNP business, employment, well being, recreation, leisure environment and sustainability policy considerations

None in FNP.

Owner has received interest from builders and others to use as open storage.

Planning consent was refused for conversion of modern three box stable building and former Pony Farm small barn to holiday homes.

E. Entire land parcel or identified part of site only

Land ownership parcel includes the overgrown site and part of the paddocks to the east separated by a relatively recent incongruous leylandi hedging.

Site should be treated as one parcel and eastern boundary to further paddocks enhanced in landscape terms

F. Access including footpaths

Vehicle access from Stable Lane may need minor alteration to visibility splay looking up Stable Lane.

Vehicle access from Pony Farm turning area to site likely to need part of front garden of no 6.

Public footpath from Nephcote to Stable Lane passes south west corner of site and crosses the Pony Farm turning head to link with Ivy Arch Close.

G. Flood Risk

None, rising ground

H. Environment (Typography, TPOs, indigenous hedges, bats badgers, owls)

Moderate slope north/south. Overgrown, large amount of builders waste dumped on site.

Wonderful chesnut tree with TPO within site in imminent danger of strangulation by ivy.

Tall limes of former avenue traverse access road from Stable Lane with TPOs.

Possible owl habitat, occasional badger (not in recent years) Hedge sub dividing land formed by awful leylandi of relatively recent origin and should be removed as part of any landscape enhancement.

The site is however secluded and well screened to the south and east by mature indigenous hedges and trees. Not visible from dowland walks to the east or from Nephcote Green

New indigenous screening to site 5b will be needed unless 5a is also short listed with 5c in which case 5b and 5c can be viewed as one site.

I. Views to secure, within site and from parish boundaries

None from parish (not seen)

Paddocks to east from site with perhaps a glimpse to paddocks to south

J. Incoming services

Gas, water, electricity and main drainage in Pony Farm

K. Properties directly affected (number/distances/owners) Nos 4,

5 and 6 Pony Farm rear gardens directly adjoin the site. No 4 Ivy

Arch Close paddocks directly adjoin the site.

Paddocks to west and south (mature hedge/tree screened) directly adjoin the site.

Eight chalet bungalows in Pony Farm share access way.

L. Planning history (including nearby land/properties)

Several refused applications over many years. Application

for four affordable houses in 2011 withdrawn Consent

granted for 3 large new houses at Downs Edge.

Consent granted for one replacement, two new large houses and holiday cottage at former Soldiers Field stables.

M. Land parcel/ part site area (hectares)

<i>hectares entire parcel/</i>	<i>hectares part site area</i>
--------------------------------	--------------------------------

0.42	0.26
------	------

N. Housing densities in surrounding area dwellings/hectare(dph)

Pony Farm 15.5 dph

O. No of houses at density in surrounding area

6 (.42)	4 (.26)
---------	---------

P. Enabling works needed

Alterations to access likely to involve loss of part of no 6 front garden, some mitigation should be considered

Q. Likely availability by landowner

Has site been put forward to SDNPA under their SHLAA “call for sites ?

SDNPA are aware of site because of previous application Charlie

Costello is site owner, availability confirmed

R. Recommendation

Shortlist

Borderline Yes

Borderline No No

S. Consultation Options

Option 1 Recommended

Invite households directly affected, any other interested local households, topic group members to planning workshop PRIOR to full public consultation.

Planning workshops can involve all in site master planning, layout, access, green areas, house design principles, views, boundary treatments.

Topic Group planning and architectural expertise could set up and run workshops with an SDNPA planner, David Hares, possibly AiRS (advise landowners but from previous experience their attendance and contribution only likely to restrict participants involvement)

T. Planning Brief Content

Master plan map, using Bavarian B1 model, 3 colours: yellow : access roads, lanes, paths, red: buildings, green: public open spaces

Landscape treatments and boundary treatments

No of houses, principle of design form, levels, heights

External lighting

Parking, covered and garages Palette

of external materials

Stage 2 Appraisal Criteria and Protocol Site 6

Former Soldiers Fields Stables

A. David Hares LCA rating

<i>sensitivity</i>	<i>value</i>	<i>capacity</i>
moderate	moderate	medium

B. DHA LCA ranking

FHLAA ranking

7

C. Current Land Use

Largely redundant stables with part still used as training establishment for eventing horses

D. FNP business, employment, well being, recreation, leisure environment and sustainability policy considerations

Training establishment for 3/4 eventing horses with on site house including sand school and associated paddocks to the east. At the moment it is solely a private facility but has important links with Findon's racehorse training past and the current internationally recognised 3 day eventing world.

E. Entire land parcel or identified part of site only

The land parcel is the site of the former stable buildings and yards but excludes the current sand school and small paddock to the north

F. Access including footpaths

Vehicle access is from Nepcote Lane.
The public footpath from Nepcote Green runs up the western boundary

G. Flood Risk

Not on the site itself but there is significant run off from the site during heavy rain right down to Nepcote Lane and towards the village centre.

H. Environment (Typography, TPOs, indigenous hedges, bats badgers, owls)

The existing stable buildings are of poor quality rendered blockwork highly visible from the east and Nepcote Green.

The site is brown field and almost entirely hard standing and buildings.

The boundaries to the west, north and south are stable block walls, the boundary to the east is a post and rail fence.

A bat survey was undertaken for the last planning application and no evidence of bat roosts was found.

I. Views to secure, within site and from parish boundaries

From the east any redevelopment will be highly visible as it will also be from Nepcote Green. It will also be highly visible from the public footpath to Nepcote Green.

From within the site there are good views to Cissbury Hill and Nepcote Green which should be secured.

J. Incoming services

Gas, water, electricity and mains drainage are available at the site or in the near vicinity.

K. Properties directly affected (number/distances/owners)

Soldiers Field House adjoins to the south behind a very tall beech hedge.

The 3 new houses in the grounds of Downs Edge are on the other side of the public footpath but are relatively well screened by the mature hedge.

Downs Edge House is to the north further up the public footpath

L. Planning history (including nearby land/properties)

Several applications and consents over the last six years, all involving the provision of new small scale training facilities and a replacement house associated with the stables as well as two new houses and holiday cottages associated with equine breaks. The latest consent for stables, replacement house, two new houses and a holiday cottage lapsed on 2 Feb 2015 and does not appear to have been renewed.

M. Land parcel/ part site area (hectares)

<i>hectares entire parcel/</i>	<i>hectares part site area</i>
--------------------------------	--------------------------------

0.4

0.4

N. Housing densities in surrounding area dwellings/hectare(dph)

Downs Edge new houses 12dph

O. No of houses at surrounding density

5 (SDNPA SHLAA 15dph has 6

P. Enabling works needed

Drainage scheme.
Improvements to access at site entrance.

Q. Likely availability by landowner

Has site been put forward to SDNPA under their SHLAA "call for sites ?

No, but SDNPA aware of site from Arun SHLAA

Gifford family are the owners, future plans not crystallised yet.

R. Recommendation

Shortlist

Borderline Yes

Borderline No No

S. Consultation Options

Option 1 Recommended

Invite households directly affected, any other interested local households, topic group members to planning workshop PRIOR to full public consultation.

Planning workshops can involve all in site master planning, layout, access, green areas, house design principles, views, boundary treatments.

Topic Group planning and architectural expertise could set up and run workshops with an SDNPA planner, David Hares, possibly AiRS (advise landowners but from previous experience their attendance and contribution only likely to restrict participants involvement)

T. Planning Brief Content

Master plan map, using Bavarian B1 model, 3 colours: yellow : access roads, lanes, paths, red: buildings, green: public open spaces

Landscape treatments and boundary treatments

No of houses, principle of design form, levels, heights

External lighting

Parking, covered and garages Palette

of external materials

Stage 2 Appraisal Criteria and Protocol Site 11 Paddocks north of Nepcote Lane

A. David Hares LCA rating

<i>sensitivity</i>	<i>value</i>	<i>capacity</i>
substantial	moderate	medium

B. DH LCA ranking

FHLAA ranking

4

C. Current Land Use

Open field – grazing land

D. FNP business, employment, well being, recreation, leisure environment and sustainability policy considerations

Landscape sensitivity and value as per Landscape assessment report – extract below.

Currently used as paddocks in association with training stables at Cissbury House, check with Employment Topic Group

Landscape sensitivity Parcel 11

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
	Low to high					5 10 15 20 25	Moderate

Landscape Value parcel 11

Landscape character area or parcel	Landscape Designation	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	Overall Assessment Landscape value
	Low to high					5 10 15 20 25	Moderate

Currently no business or recreation use

E. Entire land parcel or identified part of site only

Suggest only west part of land adjacent to Cross Lane – 0.75ha of developable land would mean a depth of some 60m. This depth would mean the eastern boundary of any development being set just passed the last property in Nepfield Close so limiting impact on these properties.

F. Access including footpaths

Street frontage to Cross Lane and to Nepcote Lane. Subject to detailed Transport Assessment Nepcote Lane would appear to provide best access location due to site levels. Bank on Cross Lane would lead to visibility problems.

G. Flood Risk

EA Flood Maps indicate no flood risk

H. Environment (Typography, TPOs, indigenous hedges, bats badgers, owls)

The site is open grass land but has trees/part hedgerow to the west and south boundaries. These hedges and trees would be subject to further studies to identify any potential environmental issues

I. Views to secure, within site and from parish boundaries

View from Church Hill

This view as can be seen already shows the properties in The Chase and whilst site 11 can be seen possible development to the lower west section of the site would it is suggested minimally extend the roof lines of The Chase and limit visual impact.

View from Nepcote Lane

This view is taken from Nepcote Lane adjacent to the north boundary of the site and indicates the slope on the land from east to west. Properties in the distance are bungalows in The Chase. This view would have limited interruption by development to the western end of the site. Provide landscape screening to east boundary of any new development.

J. Incoming services

Assume all services are located in Cross Lane serving existing properties.
Capacity subject to check

K. Properties directly affected (number/distances/owners)

Limited effect on some properties at west end of Nepfield Close which back onto the northern boundary of the proposed site

The dense tree screen along the western boundary with Cross Lane should be retained thereby protecting the Bungalow at the junction of Cross Lane and The Chase. Other bungalows in The Chase have rear gardens backing onto Cross Lane but are well screened by fences and hedges so development would again have limited visual impact. The property in Nepcote Lane adjacent to the eastern boundary of the complete site would be some 140m from the proposed eastern boundary of the development and should be protected by a landscaping belt on the eastern boundary of any new development

L. Planning history (including nearby land/properties)

Arun planning web site indicates no recent applications. Previous applications:

[FN/32/70](#) Parcel 146A At Junction Of Cross Lane/Nepcote Lane

Findon - Outline application for residential developments at three dwellings to the acre – Planning Refused

[FN/51/69](#) Land East Of Cross Lane North Of Nepcote Lane Findon - Outline application for development by the erection of bungalow for private residence – Planning Refused

[FN/7/55](#) Between Nepcote Lane And Cross Lane Findon - Outline application for private dwelling houses – Planning Approved

M. Land parcel/ part site area (hectares)

2.2 ha entire parcel

0.75 ha for possible developable site area

N. Housing densities in surrounding area dwellings/hectare(dph)

Assessment made from Google Maps

The bungalows in The Chase are at an approximate density of some 18 units to the hectare.

Houses in Nepcote Close are at an approximate density of some 12 units to ha.

O. Enabling works needed

Not known at this time

Stage 2 Appraisal Criteria and Protocol - Site 15

A. David Hares LCA rating

SLIGHT-*value* SLIGHT-*harm* HIGH- *capacity*

B. DH LCA ranking FHLAA ranking

2

C. Current Land Use

Paddock

D. FNP business, employment, well being, recreation, leisure environment and sustainability policy considerations

None

E. Entire land parcel or identified part of site only

Subject to overcoming access restrictions and further community consultations.

F. Access including footpaths

Currently only field gate access. Improved access is subject to purchase of rear garden strip from neighbour

G. Flood Risk

No flood risk

H. Environment (Typography, TPOs, indigenous hedges, bats badgers, owls)

The entire paddock is surrounded by hedges and trees which would be subject to further studies to identify any potential environmental issues.

I. Views to secure, within site and from parish boundaries

None

J. Incoming services

All infrastructure utilities are within sites adjacent to cartilage of site, but would be subject to survey for capacity evaluation.

K. Properties directly affected (number/distances/owners)

Properties within The Oval and Nightingales and those properties aside the Horsham Road accessing the two roads.

L. Planning history (including nearby land/properties)

None noted on both the Arun and the Southdown's National Park planning portals.

Accessed: <http://planningpublicaccess.southdowns.gov.uk/online-applications/spatialDisplay.do?action=display&searchType=Application>
(28/01/2015)

M. Land parcel/ part site area (hectares)

0.31 hectares entire parcel/ TBC

hectares part site area Nb. 1 hectares =

10,000m²

N. Housing densities in surrounding area dwellings/hectare(dph)

Approximately 75 dwelling in 1.83 Hectares = 41 / hectare (High density because of Nightingales)

Without Nightingales density would be 18dph

O. No of houses at surrounding density

5/6

P. Enabling works needed

No specific works required other than overcoming access issue

Q. Likely availability by landowner

Has site been put forward to SDNPA under their SHLAA “call for sites ?

Not identified on latest SDNP Strategic Housing Land Availability Assessment 2014

If not, is site owner and intentions known? **Not currently known**

R. Recommendation

Shortlist

Borderline Yes – Subject to access issues being resolved

Borderline No No

S. Consultation Options

Option 1 Recommended

Invite households directly affected, any other interested local households, topic group members to planning workshop PRIOR to full public consultation.

Planning workshops can involve all in site master planning, layout, access, green areas, house design principles, views, boundary treatments.

Topic Group planning and architectural expertise could set up and run workshops with an SDNPA planner, David Hares, possibly AiRS (advise landowners but from previous experience their attendance and contribution only likely to restrict participants involvement)

T. Planning Brief Content

Master plan map, using Bavarian B1 model, 3 colours: yellow : access roads, lanes, paths, red: buildings, green: public open spaces

Landscape treatments and boundary treatments

No of houses, principle of design form, levels, heights

External lighting

Parking, covered and garages Palette

of external materials

Stage 2 Appraisal Criteria and Protocol

Site 17A

Wyevale Garden Centre

A. David Hares LCA rating

<i>sensitivity</i>	<i>value</i>	<i>capacity</i>
moderate	slight	medium/high

B. DH LCA ranking

3

FHLAA ranking

C. Current Land Use

Findon Garden Centre comprising: parking area; retail space (covered and non-covered); storage and delivery area (for staff only), with part of parking area given over to a car-washing enterprise (with minimal permanent structure).

E. Entire land parcel or identified part of site only

Appraisal area comprises the north part of Site 17 identified by David Hares and consists of commercial activity which has been on-going since at least 1967. (The appraisal area excludes the remainder of Site 17 which consists of allotment gardens and a small parcel of uncultivated pasture land behind the Garden Centre.)

F. Access including footpaths

Access is solely from the A24, plus the track/footpath leading down from Rogers' Farmhouse, South Lodge Cottage and April Cottage.

G. Flood Risk

No known risk of flooding.

H. Environment (Typography, TPOs, indigenous hedges, bats badgers, owls)

The western flank of Site 17A is bounded by some trees, albeit not a continuous row. Again on the western side, the land slopes upward, being part of the Downs' gentle escarpment. The eastern side contains several properties which abut onto the A24. Although the area is primarily given to commercial activity, the area is bounded by trees and some hedgerows, so that an investigation would be needed to assess whether any environmental issues apply to the Site.

I. Views to secure, within site and from parish boundaries

Site 17A does not fall within the Built-up Area Boundary, but it is part of Findon Parish (*check – correct?*). The site is visible from the Downs above Rogers' Farm (*check- correct?*) and is visible from both the southbound and northbound carriageways of the A24 – which is the boundary of Findon Built-up Area. Hence there are views to secure.

J. Incoming services

Being a current on-going commercial concern, the site possesses the main utilities and services.

K. Properties directly affected (number/distances/owners)

April Cottage would be affected most, followed by Roger's Farmhouse and South Lodge Cottage. In addition, the two main properties along the A24 would be affected (at the back of their properties).

L. Planning history (including nearby land/properties)

Accessed: <http://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MW XKTYTU02000> (2/02/2015)

The earliest planning documents on the South Downs National Park Authority website refer to 1987 and 1988 agreements which stipulate restrictions that items to be sold on the site should be limited to farm produce. Further applications to extend the range of products which can be sold on the site were subsequently made, the most recent being in 2014. Some of the past planning application for the site include:

- Change of use of part garden centre to single storey detached dwelling and garage (LA Ref: FN/52/04)
- Use of part of the garden centre as a restaurant (LA Ref: FN/8/96)
- 1 no. internally illuminated fascia sign (LA Ref: FN/9/95/A)
- 1 floodlit board sign (LA Ref: FN/12/92/A)
- Re-siting of main glasshouse one metre to east in order to avoid demolishing and rebuilding retaining wall (amendment to previously approved Application No. FN/32/88). (LA Ref: FN/83/88)
- 2 non-illuminated board signs (LA Ref: FN/84/88/A)
- To replace existing wooden framed glass house with a new Class 1

metal frame glass structure to be used as a Garden Centre Sales & Display Area. To replace existing storage buildings with new brick storage building and generally improve the garden centre site and car park (amendments to previous application no. FN/48/87). (LA Ref: FN/32/88)

- Use of the land and buildings as a garden centre (LA Ref: FN/14/87)

M. Land parcel/ part site area (hectares)

hectares entire parcel *hectares part site area*

2.0

N. Housing densities in surrounding area dwellings/hectare(dph)

12dph

O. No of houses at density in surrounding area

24 (12dph)

40 (20dph as SDNPA SHLAA)

P. Enabling works needed

None expected as good access facilities already exist from the A24. However, attention would be needed to safeguard the existing access to the A24 for Roger's Farmhouse, South Lodge Cottage and April Cottage.

FNP SHLAA Stage 2 Appraisals Summary

site	location	owner	availability	area (hectares)	surrounding density(SD)	dwellings at SD	dwellings at other density	David Hares ranking	SDNPA SHLAA (Arun shlaa)	FNP SHLAA no of houses
3b	Paddock east of Elm Rise <i>LP</i>	Scoble	likely	part 0.5 0.74	12dph	6 9	n/a 15**	5	reject	5 to 6
5b	Paddock east of Ivy Arch Close <i>DJH</i>	Ingils	referral	0.35	12.5dph	4	n/a	6	not reviewed	3 to 4
5c	Land east of Pony Farm <i>DJH</i>	Costello	likely	part 0.26 0.43	15.5dph	4 6	n/a n/a	6	reject	4 to 5
6	Soldiers Field Stables (former) <i>DJH</i>	Gifford	referral	0.4	12dph	5	6*****	7	consider	3 to 4
11	Paddock north of Nepcote Lane <i>TC</i>	Wyatt	likely	2.2 part 0.75	12dph	9	14*****	4	reject	up to 9
15	Paddock north of Nightingales <i>TT</i>	Arun DC	likely subject to access	0.31	20dph	6	n/a	2	not reviewed	5 to 6
17a	Wyevale Garden Centre <i>JH</i>	Farquarson	possible****	2.0	12dph	24	40*	3	consider	retain as employment use
Total dwellings						63	85			29 to 34

dph Dwellings per hectare

* SDNPA SHLAA at 20dph

** LP suggests site has capacity for a density of 20dph

*** No indication of imminent loss of Wyevale just from SDNPA SHLAA

**** At 18dph as The Chase

***** SDNPA SHLAA without stable facilities

anticipate
this will lower
to 21-24

SUMMARY OF COMMUNITY CONSULTATION

It was this community-wide consultation that delivered the final conclusion that there were no suitable sites beyond the settlement boundary that would have community support for development and therefore no further works including workshops were carried out by the Topic Group.

A subsequent call for sites within the settlement boundary was undertaken, with the support of the SDNPA. This resulted in 9 individual small sites being submitted, most with a capacity of one unit and none with a capacity of more than 2 units. Development proposals for these sites must therefore be dealt with under normal planning procedures.

'CALL FOR SITES' RESPONSES								
No	Address	Owner	Site Potenti	Period	In SDNPA SHLAA?	Form Submitte	Notes	Attach ed
<i>Inside Boundary</i>								
1	7 Nepcote Lane	Lauren Gaye Jones	1	0-5 Yrs	No	Yes		Plans
2	1 Steep Lane	R & J Stutchbury	1	0-5 Yrs	No	Yes	Self-build in garden for current owners	Plans
3	Crossways, Cross Lan	M & A Hughes	??	??	Yes	No	Ref M. Hughes email 29/5/2015	email
4	Priory Cottage, Cross	Mr & Mrs Geere						
5	Well Cottage, Cross	Mark O'Neill + Toni	1	0-5 Yrs	Yes	Yes		Site Plan
6	Findon Towers	Lisa Kenny	0	-	Yes	No	NOT AVAILABLE	-
7	Mastentop, Stable	George Parker	2	?	No	No		email
8	Plots at end of 'Home	Arun District Council	4	?	No	No	Awaiting comments from ADC	-
<i>Outside Boundary</i>								
9	Soldiers Field Yard	Mrs A Gifford	2	0-5 Yrs	No	Yes	Paddock north of SHLAA site (stables). Large mar	Plans
10	Soldiers Field House	Mr & Mrs Hobden	9	0-5 Yrs	No	Yes	Paddock south of SHLAA Site (house). Some shar	Plans

RESULTS OF PROCESS

As a result of the above, with no community mandate to do so, it has not been possible to allocate sites within the Neighbourhood Plan. There can be no question about the extensive efforts that the group went to, nor to the expertise brought to the remit. Among the volunteer experts in the group were one statistician, three architects, one town planner and one construction company managing director, together with local residents rich in the knowledge of the area and with over 40 years of planning experience.

End.