

A collection of photographs from key viewpoints at the outer edge of Findon which illustrate the landscape setting of the village and identify the landscape impact of any development proposals at the edge of settlement.

The VIEWSHED has been undertaken to provide a landscape reference for the Updated Neighbourhood Plan and as a data base for Findon Parish Council planning committee to use when they consider the landscape impact of development proposals.

The published VIEWSHED references are the VP numbers and descriptions which are published on the Findon Parish Council and Findon Village websites as an available photographic data base of edge of settlement locations.

Site ref numbers from UNP Stage 1 Appraisals (as David Hares Findon LCA refs) and the (HD- -) ref numbers of UNP Reg 16 Housing site allocation policies have been added for clarity as an UNP Reg 16 Evidence Base Document.

VP1	From lower slopes of PROW from A24 to West Hill Site <b>16 (HD11)</b> , Site <b>17 (HD10a)</b> , Site <b>17A (HD10b)</b>
VP2	From higher slopes of PROW from A24 to West Hill, near the PROW to Rogers Farm Site <b>11(rejected)</b> , Site <b>16 (HD11)</b> , Site <b>17 (HD10a)</b> , Site <b>17A (HD10b)</b>
VP3	From lower slopes of Church Hill looking towards Cissbury Hill (Site <b>8 (rejected)</b> , Site <b>9 (rejected)</b> , Site <b>11 (rejected)</b> )
VP4	From PROW between Church and Long Furlong looking towards top of Stable Lane Site <b>2 (rejected)</b> , Site <b>3a (rejected)</b> , Site <b>3b [LP SD71] (rejected)</b> , Site <b>4 (rejected)</b> Site <b>5a (rejected)</b> , Site <b>5b (rejected)</b>
VP5	From higher slopes of Church Hill PROW looking towards lane to Gallops Farm Site <b>2 (rejected)</b> , Site <b>3a (rejected)</b> , Site <b>3b [LP SD71] (rejected)</b> , Site <b>4 (rejected)</b> , Site <b>5a (rejected)</b> , Site <b>5b, 5c (rejected)</b>
VP6	From lower slopes of Church Hill PROW looking towards Chanctonbury Ring Site <b>2 (rejected)</b> , Site <b>3a (rejected)</b> , Site <b>3b [LP SD71] (rejected)</b> , Site <b>4 (rejected)</b> , Site <b>5a (rejected)</b> , Site <b>5b, 5c (rejected)</b>

VP7	From PROW on north side of Long Furlong looking towards Stable Lane (2015) Site <b>2 (rejected)</b> , Site <b>3a (rejected)</b> , Site <b>3b</b> [LP SD71] <b>(rejected)</b> , Site <b>4 (rejected)</b>
VP7	From PROW on north side of Long Furlong looking towards Stable Lane (2017) Site <b>3a (rejected)</b> , Site <b>3b</b> [LP SD71] <b>(rejected)</b>
VP8a	From Gallops Farm looking towards Church Hill Site <b>1 (rejected)</b> , Site <b>15 (HD12)</b>
VP8b	From lane to Gallops Farm looking south to rear of Stable Lane Site <b>1 (rejected)</b> , Site 2 (rejected), Site <b>3a (rejected)</b> , Site <b>3b</b> [LP SD71] <b>(rejected)</b> , Site <b>4 (rejected)</b>
VP9_10	From lane to Gallops Farm looking west Site <b>2 (rejected)</b> , Site <b>3a (rejected)</b> , Site <b>4 (rejected)</b> , Site <b>15 (HD12)</b>
VP11	From PROW west of training gallops looking towards eastern edge of Findon Site <b>6 (rejected)</b>
VP12	From bridleway across training gallops looking across eastern edge of Findon Site <b>8 (rejected)</b>
VP13a	From higher slopes of bridleway heading east from Nepcote Green looking east Site 7 [LP SD72] <b>(rejected)</b>
VP13b	From bridleway heading east from Nepcote Green looking east Site <b>6 (rejected)</b>
VP14	From PROW east of Nepcote Green looking towards Soldiers Field House Site 7 [LP SD72] <b>(rejected)</b>
VP15A	From Nepcote Green looking towards Soldiers Field House Site 7 [LP SD72] <b>(rejected)</b>

PART TWO

PART THREE

VP15B	From the 'listed' Wattle House looking towards Soldiers Field House Site 7 [LP SD72] <b>(rejected)</b>
VP16	From Nepcote Lane looking towards Soldiers Field House Site 7 [LP SD72] <b>(rejected)</b>
VP17	From Monarchs Way looking across field to Village Hall Site 13 <b>(rejected on unavailability of wider access)</b>
VP18	From Monarchs Way field PROW looking towards Village Hall and Gallops Farm Site 13 <b>(rejected on unavailability of wider access)</b>
VP19A	From Nepcote (lane) looking towards Church Hill Site 11 <b>(rejected)</b>
VP19B	From Nepcote (lane) looking towards Cross Lane and West Hill Site 11 <b>(rejected)</b>
VP20A	From Cissbury Hill looking towards Soldiers Field Stables Site 6 <b>(rejected)</b> , Site 7 [LP SD72] <b>(rejected)</b>
VP20B	From Cissbury Hill looking towards Nepcote, Findon and Church Hill Site 11 <b>(rejected)</b>
VP21	From Cross lane junction at A24 looking towards West Hill Site 16 <b>(HD11)</b>
VP28	Nepcote, a sunken Historic Rural Road Access from site 7 to A24 [LP SD72] <b>(site rejected)</b>
VP32	Racehorses in Nepcote Lane, a Historic Rural Road which becomes a sunken HRR road further south. Access from site 7 to A24 [LP SD72] <b>(site rejected)</b>

#### PART FOUR

VP33 Racehorses in Stable Lane, a sunken Historic Rural Road

Further site photos not in the Viewshed

PART FIVE

- Site 3b From PROW on north side of Long Furlong looking towards Stable Lane.  
Night time light pollution from new houses adjoining the paddocks.  
Site **3b** [LP SD71] **(rejected)**
- Site 15 From footpath and landscaped verge, east side of A24 north of School Hill roundabout.  
Site **15** **(HD12)**
- Site 16\_1 From end of service road at storage area of garden centre.  
Site **17a** **(HD10b)**, foreground, Site **16** **(HD11)** behind trees
- Site 16\_2 From the northern end of the Quadrangle, access to site 16  
Site **16** **(HD11)**
- Site 16\_3 From the east side of the A24 looking towards the access to the Quadrangle.  
Site **16** **(HD11)** access onto the A24.
- Site 19\_1 From the approach to the former fire station.  
Site **19** **(HD13)**
- Site 19\_2 Looking towards Nightingales  
Site **19** **(HD13)**
- UNPWG May 2018





VIEWPOINT 15(a)

from Nepcote Green

(land parcel\_site 7 highly visible)





**VIEWPOINT 15(b)** from Nepcote Green within setting of listed Wattle House and proposed Conservation Area (land parcel\_site 7 highly visible)





Site 7

beech hedge

beech hedge

beech hedge

Historic Rural Road

Nepcote Green

VIEWPOINT 16 from Nepcote Lane at Nepcote Green

(land parcel\_site 7 highly visible)





site 13 at tree line only

Village Hall

**VIEWPOINT 17** from Monarchs Way looking towards Village Hall

(indigenous tree buffer would  
be needed to development site)





13 at tree boundary only

Village Hall

distant views to be retained

rear of High Street

VIEWPOINT 18

from PROW leading to Village Hall

(land parcel 13, far part of field would need indigenous landscape buffer to development)





Tree and hedge  
screen to Nepcote  
Lane mostly lost

Cross Lane (hidden)

Church Hill

Site 11

VIEWPONT 19 (a)

(land parcel\_site 11 highly visible)

Site west of Nepcote Lane looking from Nepcote Lane towards Church Hill - (autumn 2017)