

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

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

PART TWO

PART THREE

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

PART FOUR

VP32 Racehorses in Nepcote Lane, a Historic Rural Road which become a sunken HRR road further south.
Access from site 7 to A24 [LP SD72] **(site rejected)**

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



West Hill

Reasonably good mature screen would need some enhancement

Wyevale ancillary building

Lister site

17

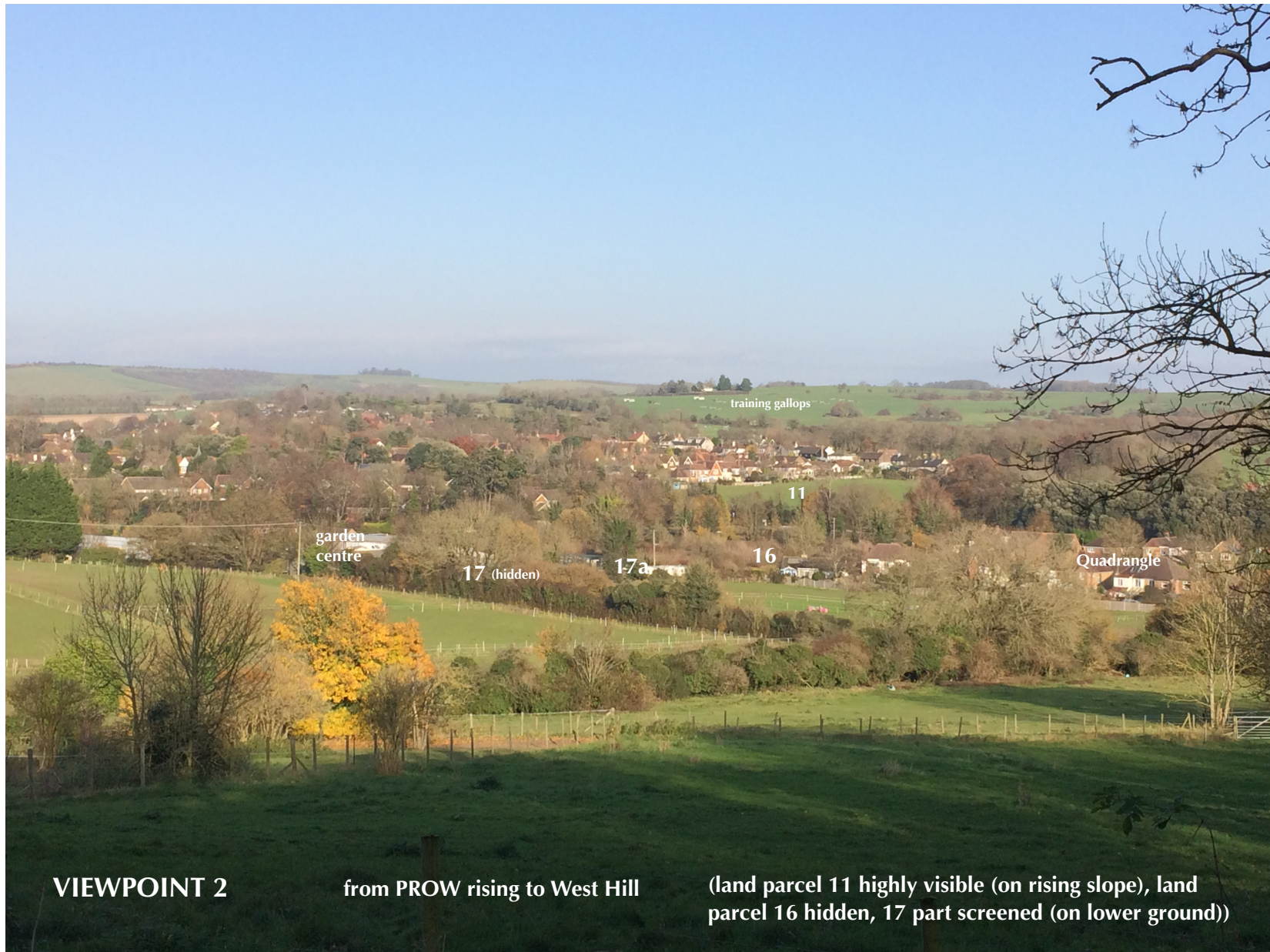
17A

16

landscape screen buffer needed to the PROW for about 10m into the site from the boundary

VIEWPOINT 1 from lower part of PROW to West Hill

(land parcels 16, 17A hidden by mature trees, 17 would need indigineous tree buffer to southern paddock, but land parcel on lower ground)



VIEWPOINT 2

from PROW rising to West Hill

(land parcel 11 highly visible (on rising slope), land parcel 16 hidden, 17 part screened (on lower ground))



VIEWPOINT 3

from Church Hill

(land parcels 8 (Nepcote Green), 9 and 11 highly visible)



VIEWPOINT 4 from PROW between church and Long Furlong (2017) (land parcels 2,3a,3b,4,5a,5b highly visible)





VIEWPOINT 5

from higher up PROW to Church Hill_zoom

(land parcels 2, 3a, 3b, 4 highly visible)
(5a, 5b, 5c also visible)



VIEWPOINT 6

from PROW going up Church Hill

(land parcels 2, 3a, 3b, 4 highly visible)

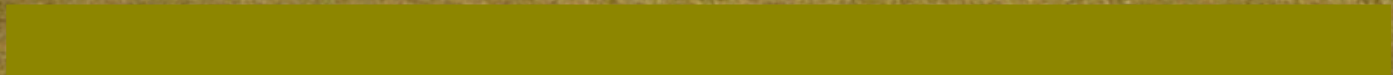
(5a, 5b, 5c also visible)



VIEWPOINT 7

from PROW at Long Furlong

(land parcels 2, 3a, 3b and 4 highly visible on rising ground)





VIEWPOINT 7

from PROW at Long Furlong (zoom)
2017

(land parcels 3a,3b highly visible on rising ground_note harm from permitted development of two former bungalow sites in Stable Lane prior to availability of local Findon Viewshed database)



VIEWPOINT 8(a)

from Gallops Farm

(land parcel 15 hidden, 1 highly visible)



VIEWPOINT 8(b)

from lane to Gallops Farm

land parcel 3b development highly visible above hedge,
1, 2, 3a and 4 highly visible



3A

15 (hidden)

2

4

VIEWPOINTS 9_10

from road to Gallops Farm

(land parcel 15 hidden by mature trees, parcels 2, 3A and 4 highly visible)