

SDNPA SHLAA assessments 2016 with UNPWG notes

Criteria	Historic Landscape Character	Views and Visibility	Number of boundaries shared with existing settlement	Landscape framework	Contribution to key SDNPA landscape features and/or Special Qualities	Access & Highway impacts on landscape features
Findon						
<p>AR005 Savi Maski Granza, Findon Road</p> <p>Now known as Lister Yard</p> <p>A small part of this site is allocated in the UNP as HD10b</p>	<p>HLC defines the site as Horticulture, late 20th Century AD 1945-present. The site of AR005 was created when the A24 was constructed due to the northern boundary of the field being subsumed by the road.</p>	<p>The site is not highly visible due to high fencing and hedgerow which encloses the site along the A24. To the rear of the property the fields are visible with difficulty</p>	<p>The site adjoins a single property to the north and the rear boundary abuts the garden centre boundary</p>	<p>The site contains a range of built sheds and barn including a dwelling house. There are two small field enclosures to the rear which link with unused land to the east. There are mature trees on site.</p>	<p><del>The south of the site forms part of the Findon/Worthing Local Gap</del></p> <p>No Local Gap in Submission LP, or FNP. Following review UNP introduces new Local Gap with amended land area which doesn't include this site</p>	<p>Existing access likely to be adequate</p>

<p>AR008 Rogers Farm Garden Centre <del>and former Allotments</del></p> <p>A small area of the garden centre storage area which includes a redundant agricultural building is allocated in the UNP as HD10a. Garden Centre use unaffected</p>	<p>HLC defines the site as Horticulture, late 20th Century AD 1945-present. Historic mapping shows a boundary consistent with existing for fields south of the garden centre as part of Rogers Farm</p>	<p>The site is visible as a large garden centre at the side of the A24. There are views of the site at the entrance where a PROW passes the northern part of the site. These views are quickly obscured by hedgerow past the site. Views from above the site are generally obscured by the surrounding hedgerows which are vulnerable to change and may not prevent views of rooflines from higher ground.</p>	<p>The site abuts adjacent dwellings to the east and south.</p>	<p>The site is an existing garden centre with car parking, large central building, storage and retail areas and fields to the rear currently used for grazing.</p>	<p><del>The south of the site forms part of the Findon/Worthing Local Gap</del></p> <p>See comments at AR005</p>	<p>Existing access likely to be adequate</p>
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A 5m wide strip of the grazing field is allocated to provide a link lane to improve connectivity

<p>AR009 Former allotments north of the quadrangle</p>	<p>Sussex HLC defines the site as late 20th Century fieldscape dated AD1945-present</p>	<p>The site is visible as an uncultivated field from the A24 but these are glimpsed views due to the boundary hedgerow being well grown. There are views from adjacent properties over the site to the south. The western boundary is <del>with the grounds/fields associated with a dwelling and these are contiguous with fields to the west of the site and up into the downs.</del> <b>to the Lister Yard... cont below...*</b></p>	<p>The site abuts existing housing on its southern boundary and <del>a single dwelling to the north</del> <b>several dwellings to the north</b></p>	<p>The site is former allotments now over grown and uncultivated adjacent to the A24. The 1870 OS shows the field as part of a larger dwelling house plot, since demolished to build the A24. The boundaries to the west and south appear to be intact hedgerows and mature trees. <del>The site forms a narrow connection between the downland and Findon on the west side of the A24.</del> <b>The narrow connection of the site to the heavily wooded rising ground is interrupted by the Lister Yard and the garden centre storagebuildings</b></p>	<p>The site forms part of a tract of land which sweeps down towards Findon from the surrounding downland <del>and contributes to the Local Gap.</del> <b>The sweep is visibly and physically interrupted by the Lister Yard buildings and storage containers and the garden centre storage buildings.... cont below...**</b></p>	<p>Access from the Quadrangle likely to be adequate but unpopular</p>
<p>AR010 Soldiers Field Yard, Nephcote Lane</p>	<p>Sussex HLC define shot site as late 20th Century settlement expansion, large farmstead dated AD1945-present</p>	<p>The site is visible from the adjacent PROW as a series of stable blocks for a large equine business. It is also visible from the PROW to the east although this is some distance away</p>	<p>The site abuts the boundaries of 2 adjacent dwellings</p>	<p>the site is part of a large complex of existing equine based facilities and buildings</p>	<p>none noted</p>	<p>Existing access likely to be adequate</p>

\* cont...with an existing B8 outside storage use, outbuildings and a small grassed area which joins the outside storage areas of the garden centre which is not contiguous with fields to the west and up to the downs. There us a substantial and mature landscaped screeningto the rising fields to the west.

\*\*....The Local Gap as a new UNP policy is well to the south and the site is between the Black Horse in Findon and the 50 houses in the Quadrangle and along the A24. The Local Gap is to the south of the Quadrangle to prevent coalescence with Findon Valley.

<p>AR011 Land to the East of Elm Rise</p>	<p>Fieldsapes, Early 20th century (AD 1914- AD 1945)</p>	<p>The site is widely visible from a number of locations to the immediate south, east and west of the site where it abuts the settlement edge. The boundary to the east is probably most sensitive where the site is viewed from bridleways which provide access onto the wider downs and the site is viewed as part of the undeveloped Findon Valley sides. From the opposite valley side to the west the site is visible as an open field at the current settlement edge.</p>	<p>3 – to the south east and west</p>	<p>The site is a field laid to pasture with some subdivision. There are mature hedged boundaries to the north west and east, domestic rear gardens to the south. Located on the eastern Findon valley side and is the most southerly extent of the open undeveloped valley side.</p>	<p>The site forms the southern most extent of a sweep of open countryside which extends into Findon along the valley side.</p>	<p>Access likely to be possible from Beech road to the west, potential for impact on the existing trees and hedgerow.</p>
<p>AR013 Land to the Rear of Pony Farm Training Stables</p>	<p>Sussex HLC defines the site as late 20th Century settlement expansion, large farmstead dated AD1945-present</p>	<p>The site is visible from the adjacent PROW as a field, It is also visible in glimpses from the PROW to the east</p>	<p>The site abuts the boundaries of 3 adjacent dwellings</p>	<p>The site is a field with well established hedgerow boundaries as part of a large complex of equine facilities and buildings</p>	<p>none noted</p>	<p>Existing access from equine complex, alternative access to the west not known. Potential for intrusive urbanising elements in the downland</p>

AR014 Downs edge House, Stable Lane	Already built out					
AR015 Findon Manor Hotel, High Street	Sussex HLC defines the site as being in the historic core of the settlement, dated early medieval AD410-1066	The site is visible as a large hotel building (listed GII) and associated gardens and car parking area.	The site is within the settlement	The site contains a number of important mature boundary trees	The building is GII listed	existing access likely to be adequate
AR016 Open space between the High Street and the A24	Sussex HLC defines the site as the southern field early post medieval fieldscape dated AD1500-1599 and the northern field early modern fieldscape dated AD1800-1913	The site is visible as a tract of parkland fieldscapes around the former formal entrance to Findon Place now to the west of the A24. The Monarchs Way PROW passes along the former driveway between the 2 fields and the avenue of trees. There field extend for some distance either side of the A24 and provide sense of separation and parkland quality to the Monarchs Way. There is a further PROW which crosses the northern field from where views out to the downs to the north are possible.	The site abuts the settlement along the eastern boundary with several listed buildings.	The site consists of 2 large sized fields on the western side of Findon formally part of the Findon Place estate the former entrance driveway crossing the A24. Both fields have a mature tree'd boundary to the A24 and to the northern and southern boundaries. Boundaries to the west are more variable being with adjacent properties. There is a PROW which crosses the northern field and the Monarchs Way which runs between the two fields on the line of the former entrance to Findon Place.	The site provides separation and historic context between the settlement and the A24.	access not clear, very likely to have significant impacts on the townscape.

AR017 Land off Npcote Lane and Somerfield's	Sussex HLC defines the site as Late 20th Century settlement expansion dated AD1945-present.	The site is visible as a medium sized area of woodland within the settlement. Views through the woodland are limited. The tree cover is continuous with trees along the road towards Npcote Green and are a significant feature of the settlement.	The site is within the settlement and surrounded by development	The site is an existing area of woodland associated within a recently built estate. It appears to be privately managed.	The woodland within the settlement is an important historic feature	likely to result in significant tree loss
AR018 Soldiers Field House, Soldiers Field Lane	Sussex HLC define shot site as late 20th Century settlement expansion, large farmstead dated AD1945-present	The site is visible from the adjacent PROW as a large dwelling. It is also visible from the PROW to the east and Npcote Green to the south.	The site abuts the boundaries of 2 adjacent dwellings	The site is part of a large farm complex of existing equine based facilities and buildings	The site is visible from Npcote Green	Existing access likely to be adequate
AR019 Steep Side, Cross Lane	Sussex HLC defines the site as late 20th Century settlement expansion dated AD1945-present	The site is an existing dwelling within a large plot and is not clearly visible from Cross Lane. Surrounding dwellings are likely to have intervisibility.	The site is within the settlement	The site is an existing house and garden which contains important mature trees	mature trees	potential for harm due to levels changes and existing access quite narrow. Potential loss of trees.

AR020 Findon Towers, Cross Lane	Sussex HLC defines the site as late 20th Century settlement expansion dated AD1945-present	The site is an existing dwelling within a large plot and is not clearly visible from Cross Lane. Surrounding dwellings are likely to have Intervisibility.	The site is within the settlement	The site is an existing house and garden which contains important mature trees	mature trees	potential for harm due to levels changes and existing access quite narrow. Potential loss of trees.
AR021 Well Cottage/ Priory Cottage, Crossways, Cross Lane	Sussex HLC defines the site as late 20th Century settlement expansion dated AD1945-present	The site is 3 existing dwellings within large plots with limited visibility from Cross Lane. Surrounding dwellings are likely to have Intervisibility.	The site is within the settlement	The site is 3 existing houses and gardens which contain important mature trees	mature trees	Potential for harm due to levels changes and existing accesses quite narrow. Potential loss of trees.
AR022 Field south of Findon (Wyatts Field), Nescote Lane	Sussex HLC defines the site as Late post medieval fieldscape dated AD1600-1799	The site is visible as a field from Nescote Lane to the north. There are wide views to the downland on the opposite valley side from this location and the site is in the foreground of these views.	The site is adjacent to development on its northern boundary	The site is a field bounded by hedgerow to the south, west and north. The eastern boundary is walled and fenced with an adjacent property.	The site is an important open space within Nescote.	access likely to be detrimental to local character due to the elevated nature of the site

AR023 Land at Elm Rise	Sussex HLC defines the site as early 20th Century Fieldsapes AD1914-1945	The site is difficult to see in close proximity due to the surrounding built form. From Elm Rise the site is visible through the field access as a medium sized field laid to pasture with mature boundary hedges and trees. The site is visible in views from the PROW and roads on the opposite side of the dry valley although this is in the context of surrounding development.	The site abuts development to the east west and south.	The site is a sloping field on the valley side which is surrounded on 3 sides by housing development.	Part of the sloping valley side to Findon	Existing field access from Elm Rise likely to require modification
AR034 Ramsdean, North End	Sussex HLC defines the site as late 20th century settlement - small farmstead AD1845- present	The site is a dwelling house within extensive grounds alongside the A24 north of Findon. It is within well wooded boundaries which are visible from the shared driveway/PROW. Visibility of the site is limited due to tree cover, there are extensive PROW including the SDW in the location of the site.	The site is not connected to a settlement	The site is within well wooded and hedgerowed boundaries with field laid to pasture. The site is elevated above the surrounding land and slopes to the south.	Part of the wider downland landscape, not related to settlement	Access unlikely to be adequate due to narrow width. Loss of hedgerows resulting in increased visibility of the site would be highly detrimental. Access onto A24 unlikely to be feasible.



AR005

Ecological, Arch & HER constraints	Landscape Character	Landscape Sensitivity	
none noted	SDILCA Landscape Character Area A3 Arun to Adur Open Downs	<p>The site is <b>Low Medium Sensitivity</b> where currently developed and screening can be retained. The fields to the south of the site are <b>Medium High Sensitivity</b> due to the poor relationship with the settlement pattern and the intrusion into views from the surrounding PROW. The site also contributes to the Local Gap.</p>	

UNP allocation 10b site is not the fields to the south which will be well screened with native species tree and hedgerow infilling to meet the allocation policy requirements

AR008

SNCI to west of southern part of site	SDILCA Landscape Character Area A3 Arun to Adur Open Downs	The site is <b>Low Medium Sensitivity</b> where currently developed and existing screening can be retained and improved to the north of the site. The fields to the south of the site are <b>Medium High Sensitivity</b> due to the poor relationship with the settlement pattern and the intrusion into views from the surrounding PROW.	
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UNP allocation site HD10a is on part of the developed land, a redundant agricultural building no longer needed as garden centre storage facilities. The allocation policy requires native tree and hedgerow infilling to the southern boundary where the network of grazing paddocks are located.

<p>none noted</p>	<p>SDILCA Landscape Character Area A3 Arun to Adur Open Downs</p>	<p>The site is <b>Medium High Sensitivity</b> given the surrounding existing uses and the <del>isolated nature of the site within the surrounding landscape. It does not relate well to the settlement pattern as is located on the west side of the A24. The site contributes to the local gap between Findon and Worthing. Mature trees.</del></p>	
<p>none noted</p>	<p>SDILCA Landscape Character Area A3 Arun to Adur Open Downs</p>	<p><b>Medium sensitivity</b> due to the PDL status, Views to the west are sensitive from the wider downland and impacts on the adjacent PROW</p>	

The site lies between the south west end of the High Street and the houses in Findon at the Quadrangle and with A24 frontages. Surrounding uses are residential immediately to the south and north, the B8 storage Lister Yard and garden centre immediately to the west and the A24 immediately to the east.

The site is within the predominantly valley bottom settlement of Findon and with the masterplan connectivity enhancements in the UNP is well connected to the settlement.

The site landscape sensitivity is therefore low medium.

The site does not contribute to the primary purposes of the UNP Local Gap to prevent coalescence with Findon Valley and retain distinctiveness of settlements. It lies between the existing housing at the Quadrangle and the rest of Findon. The UNP Local Gap starts south of the Quadrangle.

<p>Existing trees and hedgerows around the site.</p>	<p>SDILCA Character Area A3 Arun to Adur Open Downs</p>	<p><b>Medium sensitivity</b> in western section, <b>Medium high sensitivity</b> to east as the site becomes more elevated and views from the bridleway would be affected.</p>	
<p>none noted</p>	<p>SDILCA Landscape Character Area A3 Arun to Adur Open Downs</p>	<p><b>Medium High sensitivity</b> due to the poor access and location on the outside of the PROW which runs along the settlement edge. Views to the west are sensitive from the wider downland and impacts on the adjacent PROW</p>	

listed building	SDILCA Landscape Character Area A3 Arun to Adur Open Downs	Historic Buildings advice needed	
Mature boundary trees, listed building, aged field pattern	SDILCA Landscape Character Area A3 Arun to Adur Open Downs	<b>High Sensitivity</b> due to the scale and sensitive location of the site in relation to the PROW network mature trees and relationship with Findon Place.	

none noted	SDILCA Landscape Character Area A3 Arun to Adur Open Downs	<b>High Sensitivity</b> the woodland is part of a stand of trees which extends along Nepcote Lane to the green and is important to the setting and entrance to the green.	
none noted	SDILCA Landscape Character Area A3 Arun to Adur Open Downs	<b>Medium sensitivity</b> due to the PDL status, Views to the west are sensitive from the wider downland and impacts on the adjacent PROW. Impacts on setting of Nepcote Green.	
none noted	SDILCA Landscape Character Area A3 Arun to Adur Open Downs	<b>Medium sensitivity</b> due to existing trees and access having potential for impacts.	

none noted	SDILCA Landscape Character Area A3 Arun to Adur Open Downs	<b>Medium sensitivity</b> due to existing trees and access having potential for impacts.	
none noted	SDILCA Landscape Character Area A3 Arun to Adur Open Downs	<b>Medium sensitivity</b> due to existing trees and access having potential for impacts.	
none noted	SDILCA Landscape Character Area A3 Arun to Adur Open Downs	<b>High Sensitivity</b> due to the poor connection with the settlement layout and the elevated nature of the site making it vulnerable to visual impact.	

<p>none noted</p>	<p>SDILCA Landscape Character Area A3 Arun to Adur Open Downs</p>	<p>The site is <b>Medium High Sensitivity</b> due to the high visibility of the site and the elevation of the site on the valley side. Existing trees would limit developable space.</p>	
<p>Listed building opposite site entrance on west side of A24</p>	<p>SDILCA Landscape Character Area A3 Arun to Adur Open Downs</p>	<p><b>High Landscape Sensitivity</b> due to the unrelated nature of the site to any settlement &amp; impacts on landscape character as a result.</p>	