



... ensuring that the valued physical qualities and characteristics of the village and its surroundings are conserved, protected or improved.



Findon Village Design Statement

*Produced by Findon Parish Council
September 2012*

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Section One Introduction

This Design Statement sets out guidelines for new development and for alterations to existing properties within the parish of Findon. Changes are inevitable; the objective is to ensure that all such changes respect the spirit of the parish and village.

Design guidelines have been prepared that cover the whole of Findon. They apply to alterations that do not require planning permission, as well as to new developments that do.

Planning Policy Context

The government, through Document PPS7 (Sustainable Development in Rural Areas), requires local planning authorities to prepare policies and guidance that encourage good quality design throughout their areas, utilising tools such as Village Design Statements (VDS) prepared by local communities.

The South Downs National Park Authority is fulfilling this requirement by encouraging villages within its boundary to produce documents that can be adopted as material planning considerations, or Supplementary Guidance Notes, in determining planning applications.

The Village and its Setting

Findon is a downland village, situated wholly within the South Downs National Park. After centuries as a farming and horse racing community it expanded in the mid-twentieth century, catering for workers in neighbouring towns. Its population in the 2001 census was 1,848. As identified by its residents, the most important characteristics of Findon Village are its rural, close-knit and compact nature, that it has a long history, a defined 'heart' (The Square), attractive buildings, good amenities, pleasant open spaces and wonderful views.

Purpose of the Village Design Statement

The purpose is to record how residents saw Findon in 2011 with regard to the evolution of the village, its setting in the countryside, the characteristics of its buildings and open spaces, and to express the views of the community on the future development of the village by:

- assisting property owners and developers in adopting designs that are acceptable to the local community
- promoting the use of appropriate building materials
- ensuring that the valued physical qualities and characteristics of the village and its surroundings are conserved, protected or improved.

The Development & Production of the Village Design Statement

The VDS has been produced by residents of Findon with extensive consultation within the village, including completion of a comprehensive questionnaire sent to every household. The final document reflects the majority opinions expressed by villagers.

Guidance G1.1

The character of Findon Village is defined by its setting, sheltered by the surrounding, open hills and distinctly separate from the intensively developed residential settlements to the south. This unique setting and separation is to be valued and preserved. Planning applications that would act to encroach upon the countryside that defines the village should be opposed.



Section Two Findon Landscape

Findon is situated in a dry valley within the South Downs, approximately four miles north of Worthing and the south coast. The whole parish lies within the South Downs National Park. The terrain is typical downland, an open rolling landscape interspersed with small areas of woodland, all of which are privately owned. The most significant wood is Church Hill, which overlooks the village from the east. There is an underlying geology of chalk overlaid with a light topsoil. Higher ground is characterised by clay embedded with flint, an important resource which has had a significant impact on the history and architecture of the village. The low water table led to dewponds which survived until the early 20th century, the remains of which can be seen on Nephote Green, at the foot of Cissbury Hill and above Tolmare Farm.

There has been a settlement in Findon since very early times. A significant landmark on the eastern edge of the village is Cissbury Ring, an Iron Age hill fort with remains of Neolithic flint mines. This is designated as a Site of Special Scientific Interest (SSSI) and is thus recognised as internationally important for its habitat and wildlife. It is currently managed by the National Trust. The ring affords views across the Downs to Beachy Head in the east and to the Isle of Wight in the west. Archaeological finds in the area also point to a Romano-British occupation.



The Parish landscape contains several scheduled 'Ancient Monuments', some of national importance. These comprise four saucer, platform or bowl barrows (funerary monuments 2400-700BC), two flint mines (3500-1200BC), a cross-dyke dating from the Middle Bronze Age (1500-1000BC) plus a Romano-British site at Muntham Court.

Outside the village centre, much of the surrounding countryside is cultivated arable land, with farmers growing crops of wheat, barley and oilseed rape. Grassland supports sheep, horses and some cattle, with one dairy farm on the western outskirts of the village. The abundance of grassland has encouraged the livery of horses and horse riding is a popular pastime, with several stables in the area. There is an important and successful commercial racing stable located in the village, with associated gallops where racehorses are regularly seen in training.

Findon has numerous mature trees and hedges, both within and outside the village, many covered by Tree Preservation Orders. All are important for their visual amenity and ecology and act as a 'green lung' for residents' wellbeing and must be given the utmost protection.



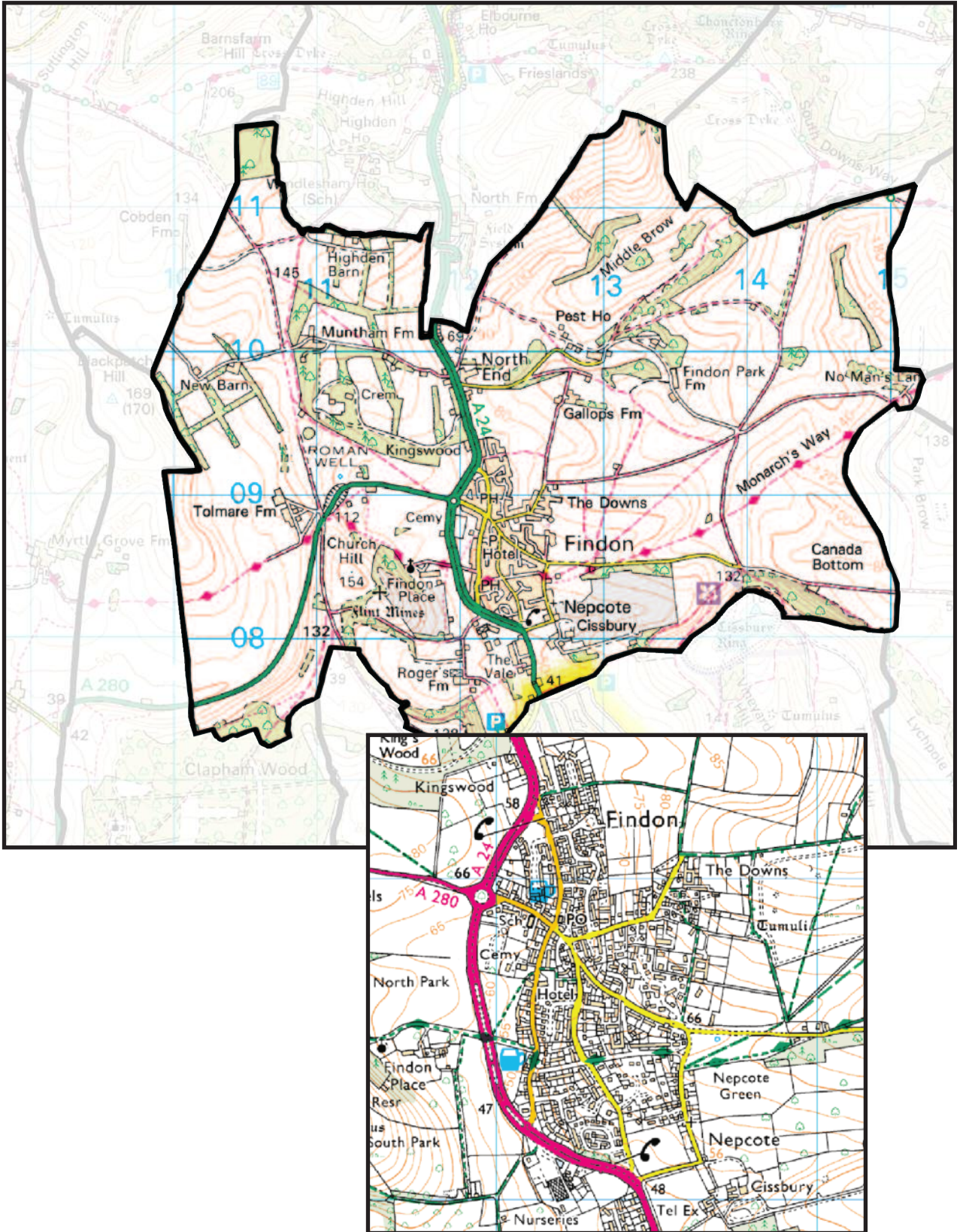
Guidance G2.1

Nowhere in the village is far from a dramatic view of the surrounding Downs. Effort should be made to restrict inappropriate infilling or the construction of inappropriately high buildings which would impact on this valuable asset.

Guidance G2.2

Many of the mature trees within the boundaries of the village are protected by TPOs (Tree Preservation Orders). These need to be especially protected. Several prominent specimens have been inappropriately felled without adequate public consultation in recent years and every effort must be taken to protect and preserve the remaining examples.

Section Three Parish Map



Section Four History

The present village developed in the late middle ages at the junction of a major east-west and a rather less important north-south highway through the South Downs. However, its history can be traced back to much earlier times.

Around 6,000 years ago Neolithic farmers started clearing the chalk hills of the South Downs, obtaining flint for axes and other tools from mines close to present day Findon. Clearing continued through the Bronze and into the Iron Age, during which the ramparts of Cissbury Ring were built (500BC). Traces of this lengthy occupation can still be seen in the outlines of small square 'Celtic Fields' and high banks known as 'Lynchets'.

In Roman and Saxon times, due to the shortage of water and improved agricultural methods, people gradually came off the hills and settled in the valleys. Findon is first mentioned in the Domesday Book of 1086, spelt as Findune, but as this name is Anglo-Saxon the community is considerably older than this record suggests.

A small medieval settlement grew up close to the old Manor of Findon and the Church (1053), although later development took place in the village's present location a little to the east. After the Black Death in 1349 the downs were largely abandoned to sheep for most of the next 600 years, generally under common rights of pasture. Agriculture provided most livelihoods and Findon remained a farming community, with about 200 inhabitants in the 17th century. By the middle of the 19th century an annual Sheep Fair on Nepcote Green was well established and racehorse training had begun on the excellent downland turf. These continue to define Findon. Principal landowners in the parish included the Lords of Findon and Muntham manors and the owners of Cissbury estate, whilst for many years the living of Findon was a vicarage in the gift of Magdalen College, Oxford. Interestingly, Lordship of Findon Manor passed to the Parish Council in 1937 at the same time as The Wattle House was given to the Council by the previous owner.

Administratively, Findon was incorporated in Thakeham United Parishes in 1789. In 1933 it became part of Worthing Rural District, before being transferred to Arun District in the local government reorganisation of 1974.

Findon's population has grown steadily since the first census of 1801:



1801	381
1871	681
1931	930
1971	1,616
2001	1,848

Section Four History *continued*

The High Street formed southwards from The Square and the Gun Inn (1450), with a number of substantial Georgian and Victorian properties built on both sides of the road. There is also a string of ancient wells, all over 200 feet deep, towards the southern end.

With the arrival of the motor car in the first half of the 20th century, major residential development began to take place in the village and the ever-increasing traffic eventually resulted in the need for a by-pass on the A24. This was completed in 1938.

A significant number of new housing developments took place in the 1930's, including The Oval and Homewood council estate and The Quadrangle. Building, particularly of bungalows, resumed post-war with completion of The Chase and the large Beech Road estate to the north of The Square (previously Findon Farm).

During this period, the hamlet of Nephote became linked to Findon Village by housing development in Nephote, Steep and Cross Lanes. Finally, small estates of executive homes were built towards the end of the last century, most notably Convent Gardens and Fox Lea.

To date, development has been contained within the boundary of the village, often by infilling of large gardens, but almost all such available space has now been built on. Agricultural employment has naturally declined, but dairy and arable farms continue to thrive throughout the parish, together with an active and successful horseracing stable.

Findon remains an attractive and popular place to live, both for people working locally and for retirees. It is also seen as a 'destination' village for visitors owing to its charm, its accessibility, its closeness to the South Downs Way and its numerous pubs and restaurants.



Section Five General Design Considerations

Findon is a compact downland village. It has outlying settlements to the South and North and the hamlet of Nepcote is included within its boundary. It has mixed density housing of various architectural styles and periods ranging from medieval to modern traditional, all with attractive views and perspectives throughout. The design of any new development should be sensitive to the established characteristics of the built environment within and surrounding the Village.

Development Proposals

The impact of new development on the existing scene needs careful consideration. Developers should be encouraged to provide details of materials, boundary treatments, landscape and retention of any essential features at the earliest stage of submissions. Drawings should include profiles with the surrounding area and buildings and be accompanied by a Design and Access Statement.

Scope

The scale of any proposed development for new or extensions to existing properties should be appropriate for the size of the site to avoid over-development, un-neighbourly relationships with adjacent properties and have regard to the existing street scene. With narrow streets and roads without pavements, adequate provision should be made for off-street parking with garages sensitively sited.



New Housing

There is very little scope, if any, for large-scale housing development within the defined built-up area boundary of the Village. Any possible sites for housing that may arise will most likely be limited to individual dwellings or small-scale developments within the grounds of existing properties. All such development proposals should have regard for, and be sensitive to, the characteristics of the surrounding area and must have sufficient resultant amenity space for all existing and new properties.

Development prospects beyond the defined development boundary of the Village into the South Downs National Park are subject to restrictions contained within the policies of the retained Arun District Local Plan (ADLP) and those of the South Downs National Park Authority (SDNPA). The Parish of Findon strongly supports these Policies.

Residential development in Findon over past years has favoured a preponderance of executive style and expensive houses to the detriment of providing affordable homes to satisfy a perceived local need. If small sites become available, this need should be a priority.

Guidance G5.1

The heritage architecture of the Village is characterised by the use of flint walls, local stone or tiles for roofs and the decorative oval 'Findon' windows in wood or metal. Current examples should be preserved and the use of such features in new builds encouraged.

Guidance G5.2

All new multiple building site developments should have a variety of design and materials to avoid a uniform appearance.

Guidance G5.3

Landscaping, tree and hedge planting design for the setting of any new development is important for its contribution to the ecology and landscape amenity value for the immediate locality.

Guidance G5.4

Boundary walls, fences and hedges for new developments and alterations should be compatible with the existing street scene.

Guidance G5.5

New development should be confined to land within the defined built-up area boundary. Development outside the defined built-up area in the countryside is restricted in compliance with the Planning Policies of the National Park.

Alterations and Extensions to Existing Houses and Development within their Grounds

Infill development is not always welcomed by residents, especially if a building which has presence and architectural merit in the street scene is demolished. Also, a poorly designed extension can adversely affect the visual amenity of the surrounding environment.

New building proposals should respect the development density of the neighbourhood and complement the character of the area. This is particularly important for the approaches to the Village and the boundary of the built-up area to avoid a hard edge of development when viewed from the countryside. All development should aim to enhance the setting of Findon in the Downs and National Park.

Roofscape

Roofs are visually interesting in all their varieties and are often a dominant design feature. Pitched roofs for houses and dormers are preferred and extensions should complement the profile of the existing roof. Flat roofs should generally be avoided unless they are integral with the architectural style of new or existing buildings. Solar panels on frontal elevations are not acceptable architecturally and would detract from the visual amenity of the street scene and can be the cause of disputes between neighbours.



Extensions

Generally it is recommended that extensions to properties should reflect the design style and match the materials of the existing building, including windows and doors. Exceptionally, well designed modern contemporary additions built of appropriate materials is perhaps the only realistic design option for some properties and can often provide a pleasing dimension to an existing building and locality.

Heritage

Findon has a wealth of listed buildings that include St John the Baptist Church at Grade 1. There are 25 other buildings at Grade 2, some grouped in the village centre Conservation Area, and the Wattle House on Nepcote Green which has historic associations with the sheep farming industry. There are also 32 other buildings included on a listing of 'Buildings and Structures of Character'.

All these buildings and their settings represent the history of Findon's progressive development and there are strong protective Planning Policies concerning their preservation and alteration. It is mandatory therefore for owners/developers and the Planning Authority to ensure compliance with Policy requirements to protect the future of this Parish heritage.

Touring Caravan Sites

Caravan sites can detract from the landscape visual amenity within the National Park. Small sites with use limitations can be developed without planning consent. Findon has such a site off the A280 Long Furlong Road approach to the Village. Expansion of such sites into larger permanent facilities should be resisted in line with current Planning Policies.

Guidance G5.6

Sites cannot at present be identified for affordable housing. If sites become available, affordable homes should be the priority.

Guidance G5.7

Alterations and extensions to existing buildings should generally reflect the design style and materials of the existing building, accepting that in some proposals a modern contemporary design can be a character enhancement.

Guidance G5.8

Compliance with Listed Buildings Planning Policies and controls is a responsibility for Owners to be aware of, Planning Authorities to apply and the community to monitor.

Guidance G5.9

Small scale caravan sites, if permitted, should be regulated to prevent unacceptable expansion.

Guidance G6.0

Solar panels on frontal elevations should be avoided.

Section Six Transport and Infrastructure

Transport

Traffic volume is a major concern to the residents of Findon. The network of narrow lanes in the village, which follow the route of ancient tracks and bridleways, are consistent with its rural character but are not conducive to easy movement. In many places, single-lane traffic is all that is possible. Also, the one principal road through the village, the High Street, is severely limited in width, especially through the Conservation Area. Fortunately, the A24 Findon by-pass enables non-local traffic to avoid the village centre whilst access to the village via School Hill, Nephote or Cross Lane provides an alternative to residents of those areas.

The A24 provides access to North End and The Quadrangle as does the A280 'Long Furlong' to farming communities in the west of the parish.



The volume of traffic using the road network causes considerable damage to the grass verges, which are being constantly eroded at points where the roads are particularly narrow. The problem is compounded by vehicles (often from outside the village) using the verges for all-day parking. In addition, due to the lack of off-street parking facilities to many of the older properties, roadside parking is often essential, but this does cause problems in the narrow lanes.

With the primary school located in the heart of the village, concern has been expressed for the safety of the children, especially as there are few roadside footpaths or pavements in that area. Indeed, there have been calls for a permanent 20mph speed limit to be established in the village and for School Hill to be made one-way.

Little provision for public car parking has been made within the village and visitors, keen to enjoy the area and its facilities, only serve to make the problem worse.

The majority of villagers are car owners and it is expected that they will continue to use private transport. However, the provision of an improved evening bus service to and from Worthing would encourage increased use of the limited public transport system, especially by young people.

Street Lighting

Despite close proximity to the large developments of Findon Valley and Worthing itself, Findon is largely free from light pollution. It is officially classed as an unlit village, with only a handful of street-lights to impact upon excellent night-time skylines. There is a strong view by most residents that general street lighting would be inappropriate and would spoil the rural setting of Findon.

Guidance G6.1

Any improvement to the public transport system, particularly extending evening services, should be encouraged.

Guidance G6.2

Development should take account of the fact that yet more traffic having to negotiate or pass through the village centre is detrimental to the character of the village.

Guidance G6.3

Any attempt to extend street lighting should be resisted.

Guidance G6.4

When alterations and extensions could increase the occupancy of a property, the need for additional parking should be considered.

Guidance G6.5

Roadside verges should be protected by the use of attractive timber bollards as and when grass verges become vulnerable.

Guidance G6.6

Double yellow parking restriction markings within the village will generally be resisted, except where it can be demonstrated that a limited need exists for road safety or the passage of emergency vehicles

Section Seven Village Facilities, Community and Leisure

For its size, Findon has a remarkable number of public houses and restaurants. Overnight accommodation is provided by the Findon Manor Hotel, as well as by several of the public houses and individual B&B's.

The two churches (St John the Baptist Church of England and the Nepcote Chapel) provide a focus for many activities and help the more vulnerable parishioners.

Findon Cricket Club, located on the west edge of the village, has an especially beautiful downland setting. Formed in 1867, the club has a proud history with the philosophy of good cricket, good friends and good beer.

The long-established general store closed in 2007 and unfortunately the building still lies empty. Although the village retains a newsagent/post office, a butchers and a delicatessen, the general store is still sorely missed by those who struggle to travel for shopping.

St John the Baptist School, located in the heart of the village, caters for the primary school-aged children of the village, whilst the pre-school, located to the rear of the Village Hall, caters for the younger children. The open-air swimming pool in the Primary School grounds is a well-used facility, run by a volunteer committee and open to all throughout the summer.

The PAWS animal sanctuary in The Oval provides a charitable facility looking after many types of abandoned and distressed animals.

There are a great many clubs and societies within the village, and the Village Hall is used extensively to accommodate many of these. Indeed, the current plans to extend the Village Hall reflect the need for further community facilities within the village.

The village has a small number of allotments (sited next to the parish cemetery). There is a considerable waiting list for vacant plots and the Parish Council is actively seeking sites to expand this facility in response to local demand.

With its ready access to the glorious Downs countryside, the village is a natural focus for walking, cycling and riding activities.

Guidance G7.1

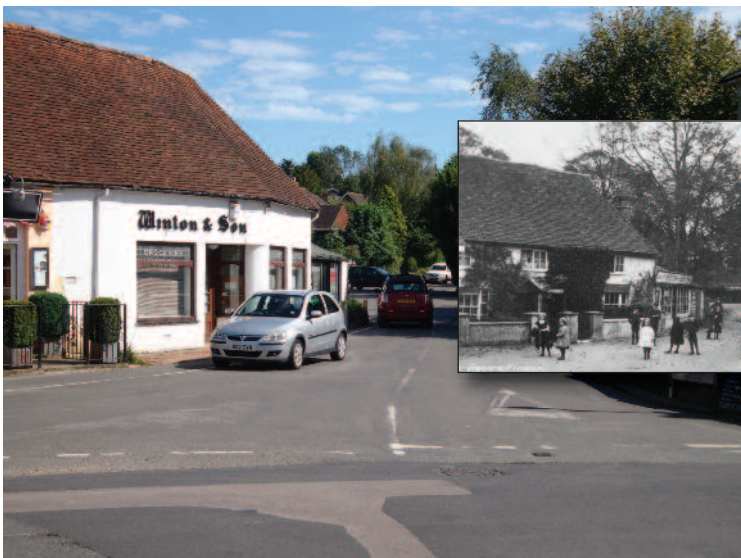
Any approach to re-open the closed general store should be supported as it is a much needed facility that has been lost.

Guidance G7.2

The School playing field and swimming pool to be kept at all costs.

Guidance G7.3

Expansion of allotment provision to meet demand is a strong local requirement.



Section Eight Commerce and Industry

A diverse range of small-scale commercial enterprises exist in the Parish of Findon. These currently include carpentry, electrical and general building services, office accommodation, beauty services, hairdressers, a gun club and a golf tuition range.

The service sector dominates the commerce of Findon with five very popular Public Houses, a restaurant, an Indian restaurant and some bed and breakfast accommodation, all of which attract not just local residents but a large number of visitors from outside the village.

The retail sector is also provided for with a thriving local Post Office, a butcher, a Delicatessen with tearooms, a shoe shop, a saddlers, a motorcycle accessories shop and a large garden centre on the outskirts of the village.

As befits being part of the South Downs National Park and an area of outstanding natural beauty, Findon is surrounded by farming and equestrian based businesses including a nationally renowned racehorse stable.

Guidance G8.1

Any new commercial development should be sympathetic to the immediate surroundings and should respect the character of Findon.

Guidance G8.2

The establishment or re-establishment of shops in the village centre should be encouraged. A strong recommendation from the VDS village questionnaire was for more shops, in particular the reinstatement of the now closed General Store.

Guidance G8.3

Small businesses, providing local employment, should be encouraged and supported.



Section Nine Open Spaces

It was apparent from the questionnaire results that the open spaces provide a character that is very special to the residents of Findon. Respondents emphasised how much they valued all aspects of the landscape – woodland, leafy lanes, old hedgerows, footpaths and bridleways – plus the many open spaces that survive within the village boundary. These include:

Old Pond Green

A small green in the heart of the village, used for community activities such as maypole dancing or picnics.

Village Hall Field

(formerly known as ‘Glebelands’): This was recently purchased by the Parish Council to allow for the Village Hall facilities to be extended. It is currently partially available for various activities, particularly by the youth of the village and the pre-school.

Homewood

Situated at the north end of the village. Predominantly a childrens’ play area with swings and roundabouts, but also with an area of greensward.

Lime Green

A small open space which can be used for events of a suitable size by the immediate residents.

The Oval

Similar to Lime Green.

Nepcote Green

The largest public open space, classified as common land, which is now managed by the Parish Council as a Charitable Trust. This is the site of the historic Findon Sheep Fair, held every September for many generations. The Wattle House on the Green is a beautiful traditional flint Grade II listed building, which once included a pair of cottages but which is now used to store the hurdles for the Fair.

Footpaths, country walks, bridle paths and off-road cycling routes

Findon Village is a centre for accessing the surrounding countryside. The parish has an extensive network of footpaths and bridleways, including the popular South Downs Way and Monarch’s Way, one of the longest footpaths in England, which runs right through the village itself. Nearby places of interest include the ancient monuments of Cissbury and Chanctonbury Rings.



Guidance G9.1

There are some small but important areas of public open space within the Village, notably Old Pond Green and Nepcote Green. Any attempt to change the usage of these areas is to be resisted. These Greens are being maintained and improved by the Parish Council and by the efforts of voluntary labour, with overgrown areas cleared and planted with new trees donated by community groups. These efforts are to be applauded and encouraged.

Guidance G9.2

Areas specifically designated for the youth of village to be encouraged and maintained as such.

Guidance G9.3

The footpath and bridleway network should be protected and maintained.

Guidance G9.4

Open countryside is readily accessible in virtually every direction from the Village via a network of footpaths and rights of way that are in regular use. These must be cherished and maintained and promoted by clear signposting.

Guidance G9.5

Existing hedgerows should be retained and trees and hedges protected when works are carried out. Restoration of farmland hedges should be encouraged.

Guidance G9.6

When planting new trees and hedges, native species should have preference.

Section Ten Future Development

Findon is an attractive village set in the South Downs with diverse characteristics all as described elsewhere in this Design Statement. It is enjoyed by residents and visitors alike.

Countryside and Development

The countryside surrounding the village has had a high degree of protection from development for many years. This has been achieved by virtue of Planning Policies associated with the village location in an Area of Outstanding Natural Beauty (AONB) and is now within the South Downs National Park (SDNP). This beautiful countryside could become vulnerable to development pressure, therefore it is essential that:

- Countryside protection Policies included in the Local Plan (ADLP) should be maintained and continued by the South Downs National Park Authority (SDNPA).
- The Findon 'Gap' between the settlement boundaries of Findon and Worthing is very important for the identity of Findon as a village. The extra protection against development included in the Local Plan should be maintained and continued by the SDNPA.
- Within the Findon Gap and adjacent to The Quadrangle off the A24 is a designated area of allotments as defined in the proposals map for Findon. This privately owned village amenity has been lost due to land speculation. The Parish Council would like to regain this much needed community asset in future if possible. Therefore, the land use designation as allotments in the Local Plan should be retained.

Affordable Homes

As was made clear in the questionnaire responses, there is no enthusiasm in the Village for more executive style and expensive homes. There is, however, a perceived need of affordable homes for village people as also reflected in the current social housing waiting list. Accordingly:

- The Parish of Findon would support a small-scale development of affordable homes, providing by exception it did not compromise the Countryside Planning Policies of the SDNPA or adversely affect the setting of Findon in the Downs. Any such proposals should be accompanied by an Environmental Impact Assessment.

In conclusion, although the village of Findon has diversity in its various residential, commercial and community areas of work and living, it has an integral overall distinct character of its own and 'sense of place' for villagers which is special for them. Since this could so easily be lost by unstructured growth and creeping development, it is essential that:

- Findon's rural environs are kept from the threat of intrusive development.

It is recommended that new development is encouraged to use traditional materials such as flint, brick and tile which features in so much of the built environment of the village.



Appendix 1 The consultation process

The concept of producing a Village Design Statement was proposed at a Parish Council Meeting in January 2011 and the first meeting of a Steering Group formed to oversee its production was held in March 2011.

At each stage of the process care was taken to ensure that the whole village was consulted and given the opportunity to express its views. The major consultation document was a questionnaire issued to every household in the village. Much thought went into formulation of this questionnaire such that villagers could make known their likes and dislikes in the current village environment together with their wishes (and fears) for future development or changes proposed for the village. Perhaps not surprisingly, responses were fairly uniform across all age and housing-type groups, with the results forming the basis for the 'Guidance Notes' included in this VDS.

Individuals and village organisations were formally invited to help in the preparation of the document and the response was most encouraging, with the Steering Group able to rely on significant input from approximately 20 specific volunteers plus much appreciated ad-hoc support from individuals and local businesses when required.

The younger element of the village was specifically involved by way of a simple questionnaire answered by pupils at the village primary school and a children's painting competition. In addition, a village photographic competition was held to provide visual illustrations to accompany the text of the VDS.

Consultation has taken place throughout the process with both Arun District Council (the initial Planning Authority) and the South Downs National Park Authority (the subsequent Planning Authority), representatives of whom attended meetings of the Steering Group to offer guidance.

Throughout the process, the village was kept informed of progress by monthly articles in 'The Findon Village News', by announcements on the public notice boards and by regular updates at publicly attended meetings of the Parish Council.



Appendix 2 Listed buildings

Cross Lane	Kenseys	<i>Grade 2</i>
	The Malt House	<i>Grade 2</i>
Findon Road	The Parish Church	<i>Grade 1</i>
	Findon Place	<i>Grade 2</i>
High Street	Findon Manor Hotel	<i>Grade 2</i>
	Holmcroft	<i>Grade 2</i>
	Grey Walls	<i>Grade 2</i>
	The Village Well*	<i>Grade 2</i>
	Averys	<i>Grade 2</i>
	East Lodge	<i>Grade 2</i>
	Holmbush House	<i>Grade 2</i>
Horsham Road	Findon Farmhouse	<i>Grade 2</i>
	1 Rose Cottage	<i>Grade 2</i>
	Kingswood Farmhouse	<i>Grade 2</i>
	North End House	<i>Grade 2</i>
	1 and 2 (Ivy Cottage)	<i>Grade 2</i>
	The Old Well House	<i>Grade 2</i>
Nepcote Lane	Coachmans	<i>Grade 2</i>
	Greenside Cottage	<i>Grade 2</i>
	1 and 2 Threshers	<i>Grade 2</i>
	Cissbury	<i>Grade 2</i>
The Square	Village House Hotel	<i>Grade 2</i>
	The Gun Inn	<i>Grade 2</i>
	Peckhams Butchers	<i>Grade 2</i>
	Greypoint House	<i>Grade 2</i>
Nepcote Green	The Wattle House	<i>Grade 2</i>

* house in front of Grey Walls



Appendix 3 Buildings and structures of special character

School Hill	20
	18 (Downcot)
	16 (Woodlands)
	14 (Hill View Cottage)
	St John the Baptist Primary School
Nepcote Lane	4
	16
	18 (Little House)
	Cherry Croft
	8 (Judens)
	10 (Hillbarn Cottage)
	1 & 2 Millbrook Cottages
	Nepcote Chapel
	1 & 2 Elder Cottages
	Nepcote House
Steep Lane	19
	25
	27
High Street	The Black Horse Public House
	1 & 2 Holmbush Cottages
	The Coach House
	Pebble Cottage
	Hermit Terrace
	40
	48
	The Studio
	36 (The Chevenings)
	32 (Elmcroft House)
	30
	Ladywell Cottage

