

# Introduction

Following responses received at the previous consultation day, **the 2016 Neighbourhood Plan did not include any housing site allocations** to meet the SDNPA housing requirement (sometimes known as the housing provision) for Findon of between 25 and 30 dwellings over the 19 year period of the Neighbourhood Plan.

The SDNPA, as the local planning authority (LPA) have a responsibility to allocate housing sites (outside the built up area boundary where necessary) to meet the housing requirement, when a Neighbourhood Plan does not include housing site allocations. The SDNPA have now included two housing site allocations for Findon in the Draft Local Plan due to be published for an eight week consultation between September and November 2017.

These draft allocated sites are Soldiers Field House (11 dwellings) and the downland paddock east of Elm Rise (15 -20 dwellings). Both are outside the built up area boundary, at highly visible locations in the Findon local landscape, on sites which a significant part of the community and Findon Parish Council (together having formed a Working Group to prepare an Updated Neighbourhood Plan with housing site allocations) consider to be highly sensitive with high landscape value to the heritage of Findon.

**There is now a new opportunity for the Findon community** (residents and parishioners) **to have their say on where new housing, to meet the housing requirement, should be located**, by ranking preferences for six sites where landscape sensitivity is not as high, along with the two SDNPA draft allocated sites (ranking eight sites in all)

Following the response at the consultation day this year and on line at [www.surveymonkey.co.uk/r/FindonHousingSurvey](http://www.surveymonkey.co.uk/r/FindonHousingSurvey) until the end of August, the Working Group will prepare a first draft Updated Neighbourhood Plan with housing site allocations to meet the housing requirement of around 30 dwellings over the 19 year period of the Neighbourhood Plan, for the next stage of consultation.

The aim is to complete the further consultation stages of the Updated Neighbourhood Plan by December 2017, which will be followed by an independent Examiner's Report and recommendations in February 2018. Subject to the Examiner's recommendations and acceptance by the SDNPA, a referendum on the Updated Neighbourhood Plan will be held in spring 2018.

Illustrated layouts have been prepared for five of the six sites (showing the likely number of dwellings, parking, access and mitigating features which the Working Group and local residents consider are necessary if that site is to come forward as a possible allocation site) which have been carefully selected after a '**landscape first**' (sensitivity and value of landscape) assessment of all outside edge of built up area boundary land. One of the six sites, 5c, does not have an illustrated layout as it is still subject to a full review of the access. The land owners of the two SDNPA draft allocated sites have prepared illustrative layouts for these sites. Rejected land parcels and sites along with the illustrated layout sites are shown on the Findon map, with reference numbers, on display today.

Please rank all all sites in order of preference, with **1** as your highest preference and **8** as your lowest preference. **Giving sites a low ranking does not imply that you support housing on this site.** After analysis of the ranking, the Working Group will only bring forward, as draft housing site allocations for the next stage of consultation, the highest ranked sites necessary to deliver around 30 houses, the housing requirement.

There is space on the ranking form to add any comments you may wish to make about any of the sites, the illustrative layouts or any other sites that you may feel should also be considered.

Working Group members are available today to listen to your views, respond to your queries and go over the ranking form, either on paper or electronically on line.

Thank you for taking the time to attend, rank your preferences and make comments, either today or before the end of August.

### **2017 Updated Neighbourhood Plan Working Group:**

Helen Doyle Jacqui Greaney Gerald Hibbs David Hutchison Chris Osborne-Shaw George Smith Sean Smith (FPC) Geoffrey Snowden  
.....with the support of many community volunteers.

## Glossary of terms

- SDNPA:** South Downs National Park Authority, the local planning authority (LPA). Planning officers in the Policy Team prepare the new Draft Local Plan, SDNPA members (like councillors) discuss and make decisions on recommendations for the Local Plan included in officer's reports.
- Arun DC:** Arun District Council, the Housing Authority. The SDNPA and Arun DC liaise on housing policy in the new Draft Local Plan, including housing size, mix, and tenure.
- Draft Local Plan:** In preparation by the SDNPA, approved by the planning committee and members for publication in autumn 2017 with an eight week public consultation period. Following any amendments arising from the consultation period, the Draft Local Plan will undergo independent Examination. The SDNPA anticipate that the Local Plan will be formally adopted in mid 2018. This Local Plan will replace the saved policies from the Arun DC 2003 Local Plan for those parts of Arun district that lie within the National Park.
- Housing Requirement:** Sometimes also known as the housing provision. The Government, through the National Planning Policy Framework (NPPF) require local planning authorities to commission independent strategic housing market assessments to determine the objectively assessed housing need (OAN) for an area and its sub areas. Local planning authorities are required to bring forward planning policies to ensure sufficient land is available through housing site allocations in Local Plans to meet the OAN in full. National Parks however are not expected to meet the OAN in full, although no clear guidance is given as to what extent National Parks can lower the housing requirement.
- The OAN for the SDNP is about 9,500 dwellings over the next 20 years but the SDNPA have resolved to allocate housing sites (Draft Local Plan and Neighbourhood Plans) for around 4,750 dwellings. The Findon housing requirement, from that total, is around 30 dwellings.

- LCA:** **Landscape Character Assessment.** Undertaken by the LPA or landscape consultants, applying a well established methodology to evaluate the landscape sensitivity and landscape value of wider geographic areas and the capacity of areas around town and village settings to absorb some development.
- Arun DC originally carried out LCAs for the AONB which included Findon, the SDNPA have reviewed and carried out further assessments within the context of the overall National Park and David Hares Landscapes, a consultant has carried out a LCA focussing on Findon parish and the land around the edge of the village on behalf of FPC and the SDNPA.
- LLCA:** **Local Landscape Character Assessment.** Undertaken by local groups, or consultants on behalf of parish councils, applying a similar well established methodology to supplement the LCAs to give weight to more local landscape features and local heritage and culture which is reflected in the landscape.
- The Updated Neighbourhood Working Group are carrying out LLCAs for Findon, focussing initially on the eight sites that have been brought forward to the consultation day for ranking by the community.
- ‘Landscape first’**
- A term often used in National Park planning to summarise the LCA methodology that gives the protection of landscape sensitivity and landscape value the highest priority.
- The land parcels and sites around the outside edge of Findon where landscape sensitivity and landscape value are high have been rejected as possible sites for housing and are shown on the Findon map, on display today.
- SHLAA:** **Strategic Housing Land Availability Assessment.** The process where local planning authorities initially identify sites which may have some capacity for housing development and assess availability, restraints and outline suitability. A SHLAA is updated annually and land owners are invited to submit available sites for consideration.
- SHLAA availability however is NOT a housing site allocation.
- Updated Neighbourhood Plan:** The Neighbourhood Plan Regulations recognise and support the need for a Neighbourhood Plan to be updated, particularly where it was initially ‘made’ before the Local Plan for its area had fully emerged or had reached its final consultation stages. Where the updates are considered significant, a similar process of local consultation, wider consultation, independent Examination and Referendum has to be followed.