Appendices for the Submission Version

Findern Parish Neighbourhood Plan 2024-2041



Produced by Findern Neighbourhood Plan Group
on behalf of the residents of Findern

20/10/2025

Contents

Appendix A Community Aspirations....3
Appendix B Key Views....4
Appendix C Criteria for the identification of non-designated heritage assets....6
Appendix D (1) Heritage Assets....8
Appendix D (2) Listed Buildings....9
Appendix E (1) Flora and Fauna Recorded in the Community Managed Areas....10
Appendix E (2) Species recorded by Derbyshire Wildlife Trust across the Parish....11
Appendix F (1) Assessment of Local Green Spaces proposed for designation....12
Appendix F (2) Photos of Local Green Spaces see Map 5....14
Appendix F (3) SDDC's Local Green Spaces....20
Appendix F (4) Additional Evidence for LGS 8....21
Appendix G What does good design look like?....23
Appendix H Constraints and Risk Factors for Pedestrians....26
Appendix I Popular Walking Routes....27
Appendix J Significant Green Areas justification and description....28

Appendix A Community Aspirations

Appendix A contains a number of community aspirations. Some take the form of projects which will be pursued by the Parish Council, others take the form of actions where the Parish Council will seek to work alongside other organisations and landowners whilst some are expressions of the local community's vision and ambitions for the future of the Plan Area. All of the community aspirations have resulted from work carried out during the production of the FPNP but are not subject to planning policies. This annex therefore does not form part of the statutory development plan, but nevertheless is an important element for the community in achieving the Vision set out in the FPNP.

Aspiration 1 **To ensure the Local Nature Recovery Strategy is informed by the opportunities in Findern Parish and the work of the Findern Footpaths Group**	***Proposed Actions*** To liaise with DCC as the responsible authority to ensure the LNR is informed by issues and opportunities in the Parish.
Aspiration 2 **To improve local connectivity with improved maintenance of existing highway assets, better road and footway surfacing, improved pedestrian crossing facilities at the Green and improved signage.**	***Proposed Actions*** To continue to lobby DCC to improve road surfaces, and other highway assets To seek to persuade DCC to install a zebra crossing or similar to improve pedestrian safety when crossing to/from the Green.
Aspiration 3 **To improve local bus services**	***Proposed Actions*** To liaise with bus companies, DCC and Derby City Council to seek improvements to the bus network and service frequencies in both Findern and Highfields. In particular to improve connections to Derby, Burton on Trent and to local healthcare facilities.
Aspiration 4 **To provide a community building for Highfields**	***Proposed Actions*** To continue to lobby SDDC, DCC and other partners to either provide access to shared space at the Spencer Academy for community meetings or to provide a new community building for this purpose.
Aspiration 5 **To ensure that the heritage of the parish is appropriately reflected in District policy**	***Proposed Actions*** To work with SDDC to see if the area around the Green is suitable for designation as a Conservation Area and to seek the identification of non-designated heritage assets.

Appendix B Key Views

The photos identify the key views from Map 4 extracted from the Findern Design Guidance and Code 2024

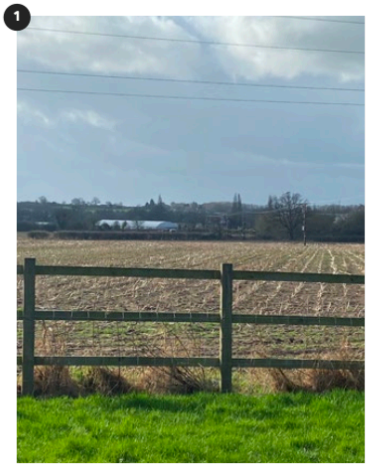


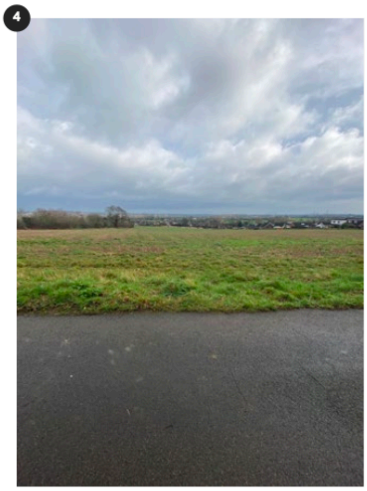
Figure 40: Key View 1: From Warwick Close, Highfields, looking South-East towards the back of the houses on Doles Lane.



Figure 41: Key View 2: From Findern Island, looking North-East towards Highfields.



Figure 42: Key View 3: From the bend on Burton Road/ Doles Lane, looking South-West towards Air Port Way.



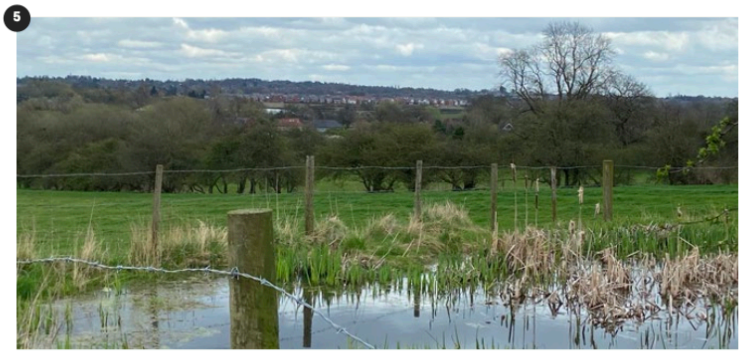


Figure 43: (Adjacent) Key View 4: From Air Port Way, looking North- East towards Doles Lane.

Figure 44: (Above) Key View 5: From the pond adjacent to Air Port Way and the A38, looking North-East towards Doles Lane with Highfields in the distance.

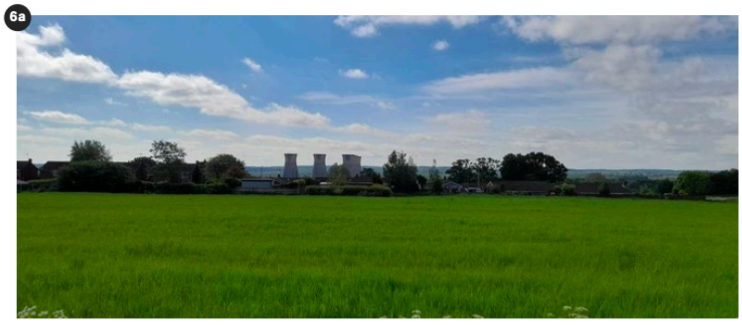
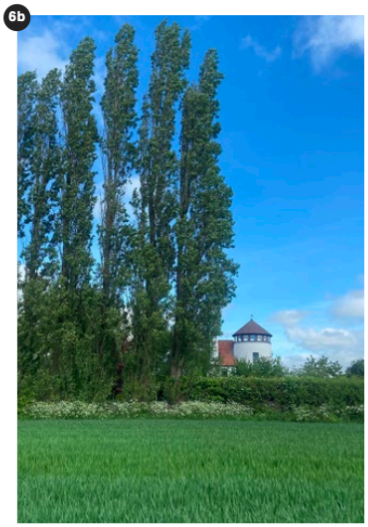


Figure 45: (Above) Key View 6a: From Nomad Way public footpath, looking South-East across Hillside towards the Willington Cooling Towers.

Figure 46: (Adjacent) Key View 6b: From Nomad Way public footpath, looking North towards the Poplar Trees and Tower House.



7



Figure 47: Key View 7: From the top of Hillside Playing Field, looking South -East towards the Longlands Mews and the Willington Cooling Towers.

8



Figure 48: Key View 8: From the bottom of Heath Lane bridge, looking North-West towards the Gostiles and Longlands Lane.

9



Figure 49: Key View 9: Adjacent to the Rushymeadow Way public footpath, looking North-East towards the back of Brook Close and Common Piece Lane.

10



Figure 50: Key View 10: From Ballast Hole Pond on the Trent and Mersey Canal, looking West across the farmland towards Heath Lane.

11

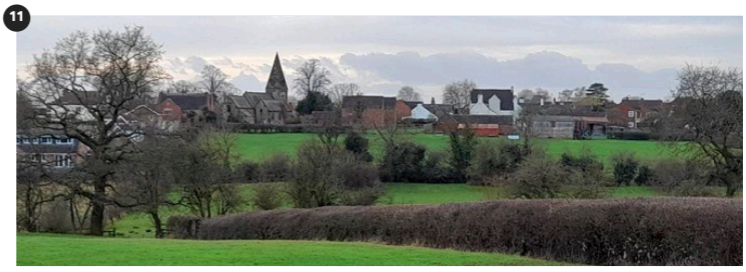


Figure 51: Key View 11: Adjacent to the Priory Way public footpath, looking South-West towards the back of Hazel Close/All Saints Church and Corner House.

12

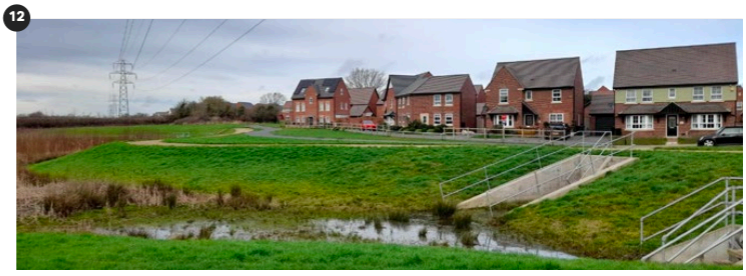


Figure 52: Key View 12: From the balancing pond on Highfields, looking North - West towards Compton Way.

13



Figure 53: Key View 13: From footpath looking North towards Ashby Close/Mackworth Avenue.

Key Considerations

- Views contribute to local character, and provide visible access to heritage and local identity.
- Key views facing towards the surrounding countryside enhance the rural setting of the village and should be protected.

Appendix C Criteria for the identification of non-designated heritage assets

Historic England Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage (Historic England, 2021)

4.35 Historic England's Advice Note for Local Heritage Listing provides criteria for the inclusion of non-designated buildings on Local Heritage Lists, as follows:

Criterion	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

There was also useful guidance available on Bassetlaw District Council's web site that the NPG also used – see below.

What is a non-designated heritage asset?

The diagram below shows the relationship between 'interest' and 'significance'. In order for a building/structure to be considered a non-designated heritage asset, it must have at least one element of interest and one element of significance.

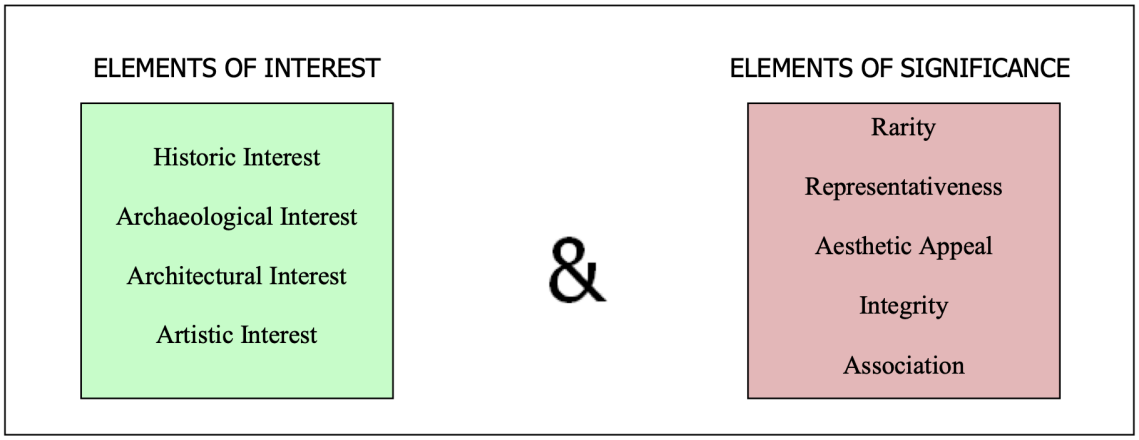


Figure 5.1: Diagram showing the relationship between interest and significance.

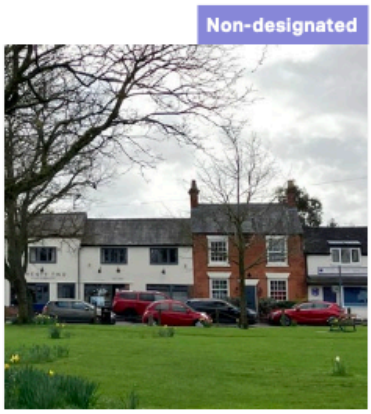
Appendix D (1) Heritage Assets

Location of buildings nominated as non-designated heritage assets

No 7 the Green, 'Whitehouses'	No 16 and 17 Lower Green
No 6 Doles Lane 'Millbank'	No 18 and 19 The Green Farmhouse and Barn
No 3 and 4 The Green	No 8 The Green Old Forge Nursery
No 15 Main Street Clematis Cottage	No 87 Doles Lane 'Wallfields House'
No 3 to 11 Main Street	No 34 Doles Lane Spring Farm
Nos 22 to 24 The Green	No 8 Willow Farm Court 'Willow Farm Barn'



Old Forge Nursery Buildings



Group of 4 Houses, nos 22 to 24, The Green



Farm House and Barn, nos 18 & 19, The Green



House + Cottage, nos 16 & 17, Lower Green



White Houses, no 7, The Green



Group of Houses, nos 3 to 11 Main Street

Appendix D (2) Listed Buildings

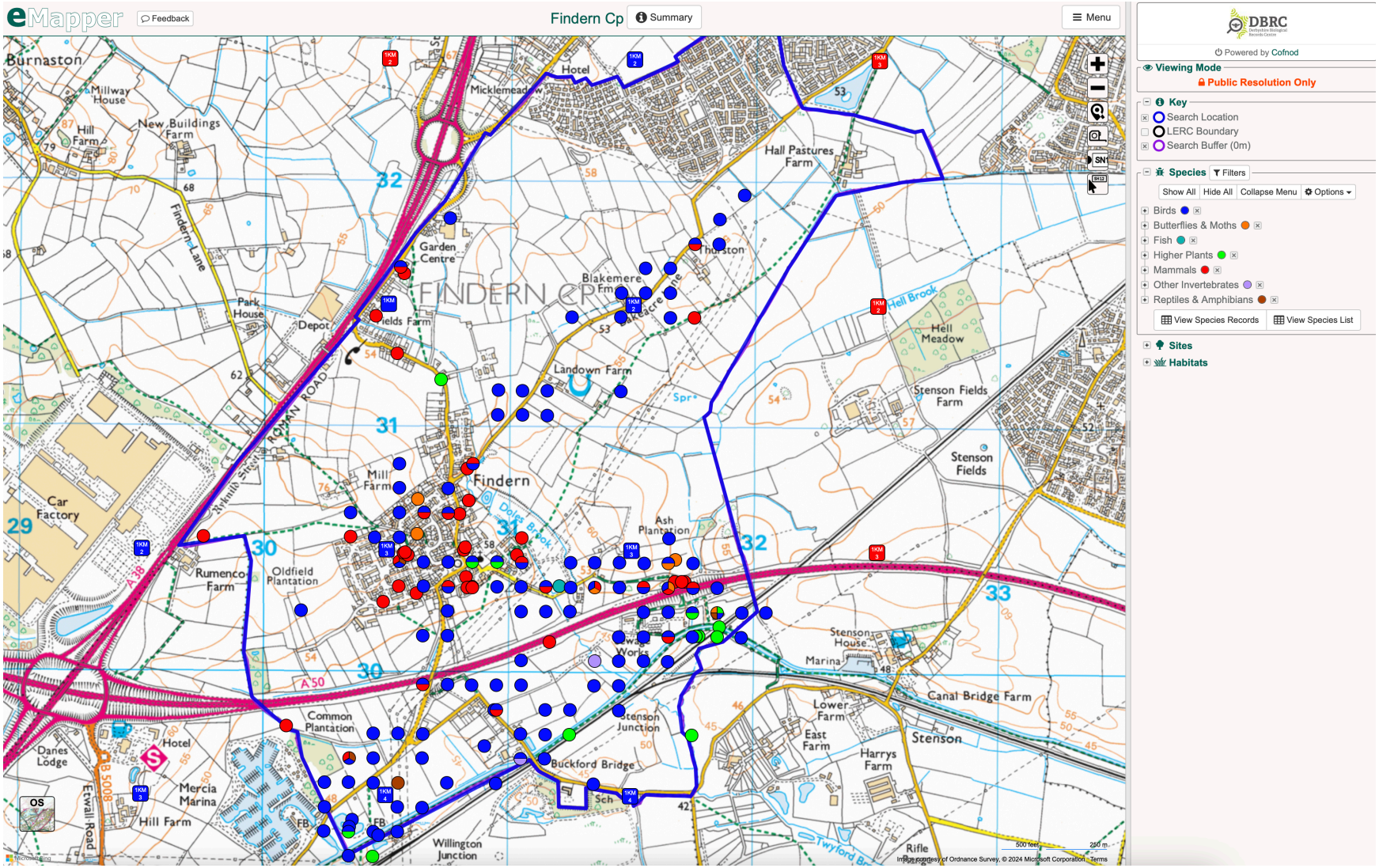
Listed Buildings - see Historic England https://historicengland.org.uk/listing/the-list/results/?search=++Findern&searchType=NHLE+Simple

Tower House	Walls and Gateway to All Saints Church
Willow farmhouse and attached outbuildings	Somerville house and attached outbuilding
Corner House (13 The Green)	Number 19 Main Street and attached outbuilding
All Saints Church	Cow house to the south east of number 19 Main Street

Appendix E (1) Flora and Fauna Recorded in the Community Managed Areas

Wildflowers		Wildflowers		Trees		Trees		Birds		Butterflies		Mammals	
In Wildflower Meadow		In Nature Reserve & Pond		In Treeline		In Hedgerow		In All Areas		In All Areas		In All Areas	
1	Betony	2	Bird's-foot Trefoil	1	Alder	4	Bird Cherry	1	Blackbird	1	Brimstone	1	Cow
2	Bird's-foot-Trefoil	3	Black Medick	2	Ash	8	Crab Apple	2	Blue Tit	2	Comma	2	Fox
4	Bluebells	5	Borage	3	Beech	9	Dog Rose	3	Buzzard	3	Common Blue	3	Hare
6	Brambles	6	Brambles	4	Bird Cherry	11	Elder	4	Canada Goose	4	Gatekeeper	4	Hedghog
7	Broad-leaved Dock	13	Common Agrimony	5	Blackthorn	15	Guelder Rose	5	Chiffchaff	5	Green-veined White	5	Horse
8	Bush Vetch	14	Common Foxglove	6	Bramble	16	Hawthorn	6	Coal Tit	6	Holly Blue	6	Lizard
9	Cat's Ear	15	Common Knapweed	7	Buckthorn	17	Hazel	7	Collared Dove	7	Large White	7	Rabbit
10	Celandine	17	Common Poppy	8	Crab Apple	18	Holly	8	Common Gull	8	Meadow Brown	8	Rat
11	Clover	18	Common Sainfoin	9	Dog Rose	19	Hornbeam	9	Coot	9	Orange Tip	9	Sheep
12	Cock's-foot	19	Common Sorrel	10	Dogwood	28	Rowan	10	Cormorant	10	Painted Lady	10	Vole
15	Common Knapweed	20	Common St John's-wort	11	Elder	30	Spindle Bush	11	Crow	11	Peacock		
16	Common Mouse-ear	21	Common Teasel	12	Elderberry	33	Wayfaring tree	12	G. S. Woodpecker	12	Red Admiral		
19	Common Sorrel	23	Corn Chamomile	13	Field Mapel	35	Wild Cherry	13	Gadwall	13	Ringlet		
22	Common Vetch	24	Corn Marigold	14	Gorse			14	Goldcrest	14	Small Copper		
27	Cow Parsley	25	Corncockle	15	Guelder Rose			15	Goldfinch	15	Small Skipper		
28	Cowslip	26	Cornflower	16	Hawthorn			16	Goosander	16	Small Tortoiseshell		
29	Creeping Thistle	28	Cowslip	17	Hazel			17	Great Tit	17	Small White		
30	Crested Dog's-tail	33	Devil's-bit Scabious	18	Holly			18	Green Woodpecker	18	Speckled Wood		
31	Daffodils	36	Dwarf Sunflower	19	Hornbeam			19	Grey Heron				
32	Dandelion	39	Field Forget-me-not	20	Horse Chestnut			20	Grey Wagtail				
34	Dock	40	Field Scabious	21	Juniper			21	Herring Gull				
35	Dog Violets	41	Figwort	22	Mountain Ash			22	House Martin				
37	Early Marsh-orchid	42	Flag Iris	23	Norway Maple			23	Jay				
38	False Oat-grass	43	Goat's-beard	24	Oak			24	Kestrel				
40	Field Scabious	44	Greater Knapweed	25	Pear			25	Kingfisher				
42	Flag Iris	45	Gypsywort	26	Poplar			26	Lapwing				
43	Goat's-beard	47	Hard Rush	27	Prunus			27	Lesser Black-backed Gull				
44	Greater Knapweed	49	Hedge Bedstraw	28	Rowan			28	Linnet				
46	Hairy Tare	50	Hemp Agrimony	29	Silver Birch			29	Little Egret				
48	Harebells	53	Kidney Vetch	30	Spindle			30	Little Grebe				
51	Hogweed	54	Knapweed	31	Sweet Chesnut			31	LongTailed Tit				
52	Honeysuckle	55	Lady's Bedstraw	32	Sycamore			32	Mallard				
54	Knapweed	57	Linseed	33	Wayfaring Tree			33	Meadow Pipit				
55	Lady's Bedstraw	59	Marjoram	34	Whitebeam			34	Misteltoe Thrush				
56	Lesser Trefoil	60	Meadow Buttercup	36	Willow			35	Moorhen				
58	Mallow	61	Meadow Crane's-bill	37	Wych Elm			36	Mute Swan				
60	Meadow Buttercup	63	Meadowsweet					37	Oystercatcher				
61	Meadow Crane's-bill	64	Musk Mallow					38	Peregrine				
62	Meadow Foxtail	65	Nettles					39	Pheasant				
65	Nettles	66	Night-Flowering Catchfly					40	Pied Wagtail				
68	Oxeye Daisy	67	Oregano					41	Red Kite				
70	Plantin	68	Oxeye Daisy					42	Red-legged Partridge				
71	Primrose	69	Pendulous Sedge					43	Redwing				
74	Ragged-Robin	72	Purple Loosestrife					44	Robin				
75	Ragwort	73	Quinoa					45	Shoveler				
76	Red Campion	74	Ragged Robin					46	Skylark				
77	Red Clover	76	Red Campion					47	Song Thrush				
78	Red Fescue	77	Red Clover					48	Sparrowhawk				
79	Ribwort Plantain	80	Rough Hawkbit					49	Stock Dove				
81	Rough Meadow-grass	82	Salad Burnet					50	Swallow				
83	Selfheal	83	Self-heal					51	Swift				
85	Sneezewort	84	Small Scabious					52	Teal				
86	Snowdrops	85	Sneezewort					53	Tufted Duck				
88	Sweet Vernal-grass	87	Soft Rush					54	Willow Warbler				
90	Teasels	89	Square Stem St John's-wort					55	Woodpigeon				
91	Thistles	91	Thistles					56	Wren				
92	Thyme	93	Tufted Vetch					57	Yellow Hammer				
93	Tufted Vetch	94	Water Avens										
96	White Clover	95	White Campion										
101	Wild Foxglove	97	White Millet										
102	Wild Garlic	98	Wild Angelica										
105	Wild Strawberries	99	Wild Carrot										
106	Wood Anemonies	100	Wild Clary										
107	Yarrow	103	Wild Sage										
108	Yellow-rattle	104	Wild Scorpionweed										
111	Yorkshire-fog	107	Yarrow										
		109	Yellow-rattle										
		110	Yellowflag Iris										

Appendix E (2) Species recorded by Derbyshire Wildlife Trust across the Parish



Appendix F (1) Assessment of Local Green Spaces proposed for designation (see Map 5)

	Local Green Spaces	Description	Test against LGS criteria
1	Village Green	*Included in existing SDDC Local Plan*	
2	Area connecting Coverslade & Gorsty Leys	*Included in existing SDDC Local Plan*	
3	Hillside Playing Fields (entrance)	*Included in existing SDDC Local Plan*	
4a	Cardales Wildflower Meadow	Valuable green space managed under licence by Findern Footpaths Group. Significant features include, wildflower meadow, butterfly bank and wildlife sanctuary with pond, bird hide, boxes for hedgehogs, bats and birds. Landowner Highways England.	The site has local significance providing a popular green area and is close to the community it serves.
4b	Cote Close	Area of scrubland and trees managed under licence by Findern Footpaths Group, including bird and feeding stations, walking routes and newly laid hedgerows supported by the Tree Council and Derbyshire Environmental Trust. Landowner Highways England.	The site has local significance providing a natural area valued for its wildlife and mature trees and is close to the community it serves.
5	Canal Towpath including Ballast Pond and Jubilee Wood	Canal towpath separate designation. Ballast Pond & Jubilee Wood managed by Findern Footpaths. Landowner Canals and River Trust.	The site has local significance providing a natural area valued for its wildlife and mature trees and is close to the community it serves.
6	King George V Playing Fields	Established sports field, playground area and bmx cycle track. Landowner Findern Parish Council.	The green space has local significance providing valuable leisure and recreation space for local residents. It is close to the community it serves.
7	Hillside Playing Fields (Recreational Ground)	Established sports pitch and playground areas and used for general recreation and community events. Landowner South Derbyshire District Council	The green space has local significance providing valuable leisure and recreation space for local residents. It is close to the community it serves.

8	Airport Way (running West from Porters Lane)	Public right of way across open fields. Forms part of Derby Nomad Way circular walk. 50% of the route has established hedgerows with some hedgerow trees that provide important wildlife corridors. Open views of countryside and views of Grade II listed heritage site (windmill c.1780). Very popular providing the only dedicated walking route to the west of the village. Owned by local landowners. Additional information provided to justify the designation at Appendix F (4).	Historically significant route. The site has local importance and is close to the community it serves.
9	Little Derby Way (running North from Porters Lane)	Public right of way across ancient farmland (ridge and furrow). Established hedgerows. Open views of countryside and views of Grade II listed heritage site (windmill c.1780). Popular for dog walking. Owned by local land owners. 78.	The site has local importance and is close to the community it serves.
10	Part of Priory Way nearest Findern village	Public right of way across open fields and meadows and past the site of the former Priory. Proposed designation is the part of the path that runs close to heritage assets and Findern village. Established hedgerows. Open views. Owned by local landowners.	Historically significant route. The site has local importance and is close to the community it serves.
11a	Highfields estate common area adjacent to the substation	Dedicated landscaped areas for public use With a potential path link to future development linked to Derby city used for recreation.	The area has local significance of people and highly valuable for wildlife. It is close to the community it serves.
11b	Highfields estate Central Green area adjacent to the spine road	Dedicated landscaped areas for public use In a central position on the estate with extensive planting on the side of the Coronation bench, the area is used for public events. Owned by company who developed Highfields?	The area has local significance Providing an important community space for public events. It is close to the community services
11c	Highfields estate common areas boundary	Open area with tree and wildflower planting. Used extensively for dog walking and recreation.	Area has local significance for people and wildlife and is close to the community it serves

Appendix F (2) Photos of Local Green Spaces see Map 5

LGS 115 The Green (numbered 1 on Map 5), LGS 116 (numbered LGS2 on Map 5) and LGS 114 (numbered as LGS 3 on Map 5) – area already designated by SDDC

LGS 4a Cardales Wildflower Meadow



LGS 4b Cotes Close



LGS 5 Canal Towpath including Ballast Pond and Jubilee Wood



LGS 6 King George V Playing Fields



LGS 7 Hillside Playing Fields



LGS8 Airport Way



LGS9 Little Derby Way



LGS10 Priory Way



LGS 11a Highfields estate common area adjacent to the substation



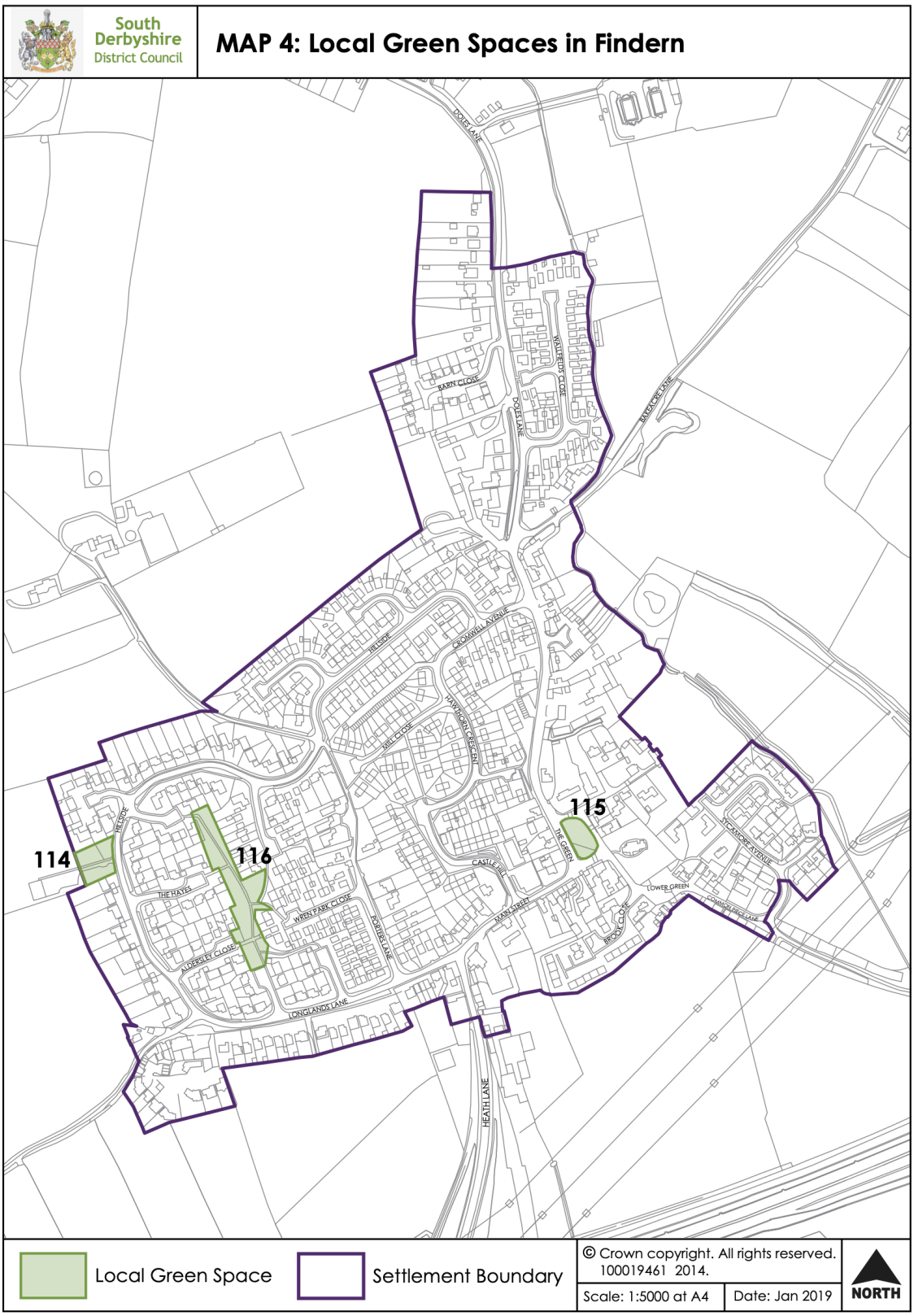
LGS11b Highfields Estate Central Green area adjacent to the spine road



LGS11c Highfields estate boundary of the estate



Appendix F (3) SDDC's Local Green Spaces



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Appendix F (4) Additional Evidence for LGS 8

Proposed LGS 8



Photos showing mature hedgerow and hedgerow trees that extend along 50% of the proposed LGS

Photo 1



Photo 2



Photo 3



Photo 4



Appendix G What does good design look like?

Historic Village Core



Figure 69: The Grade II Listed All Saints Church provides an important landmark, aiding legibility.



Figure 65: Containing many of the oldest buildings in the village, this area showcases character features such as sash windows and projecting porches.



Figure 66: The village green is a key open space for residents. Surrounding buildings have their main frontages facing onto this space, providing overlooking and enhancing safety.



Figure 67: Many historic buildings front directly onto the road with no setbacks along Main Street. A unified building line is created, with a positive sense of enclosure.



Figure 68: Grass verges have been occupied by local businesses, providing a place for residents to meet and enhancing the sense of place.

20th Century Findern



Figure 72: Numerous footpaths are well used by residents and provide pedestrian permeability.



Figure 73: Front parking is commonly provided, resulting in reduced parking pressure in these areas.



Figure 74: Many homes feature generous setbacks with front gardens, contributing to the local green infrastructure network. .



Figure 75: Key routes feature wide grass verges and generous footpaths, creating a pleasant environment for pedestrians.



Figure 76: Mature trees have been retained within this late 20th Century development and included within a pocket of public green space.

Edit: Amendment to fig 76 text above – the green space is private and the tree is an 80 year old crack willow that is notable but was omitted from the DWT list.

Highfields

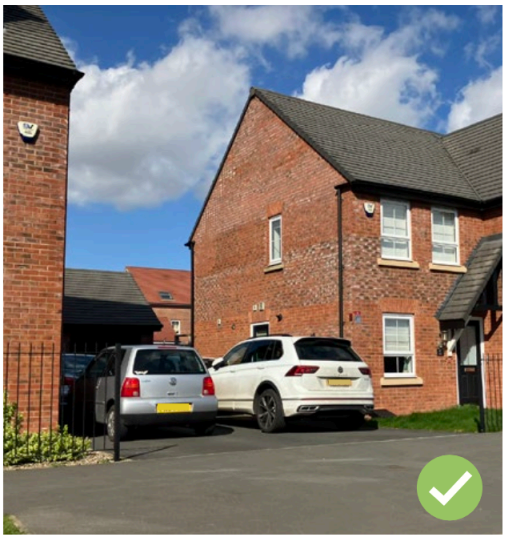


Figure 79: Off-road parking is provided to the side of properties or within parking courts, reducing extensive spans of front of plot parking.



Figure 80: A collection of community amenities is provided for residents as part of the new neighbourhood, including a school and supermarket.



Figure 81: Views and street vistas are typically terminated with a building, or a view out to surrounding countryside.



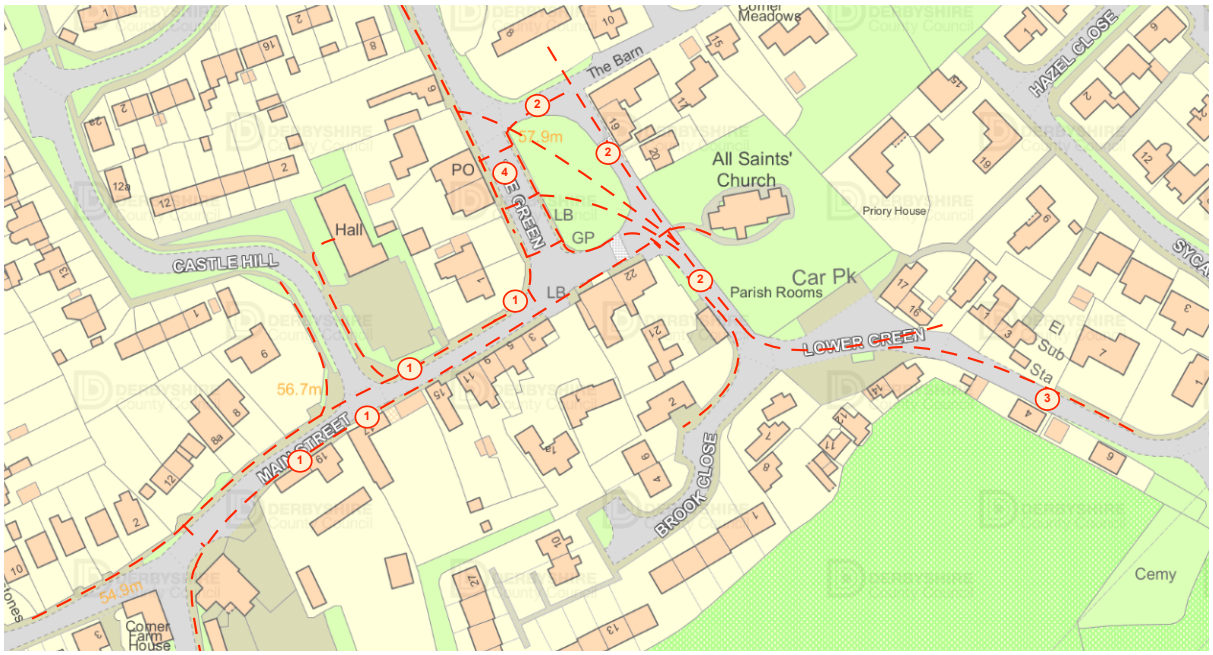
Figure 82: Development is outward facing and responsive to the rural edge.



Figure 83: A clear hierarchy of routes has been created, from primary roads, through to pedestrianised edge lanes seen above.

Appendix H Constraints and Risk Factors for Pedestrians

Popular walking routes on Main Street and around The Green

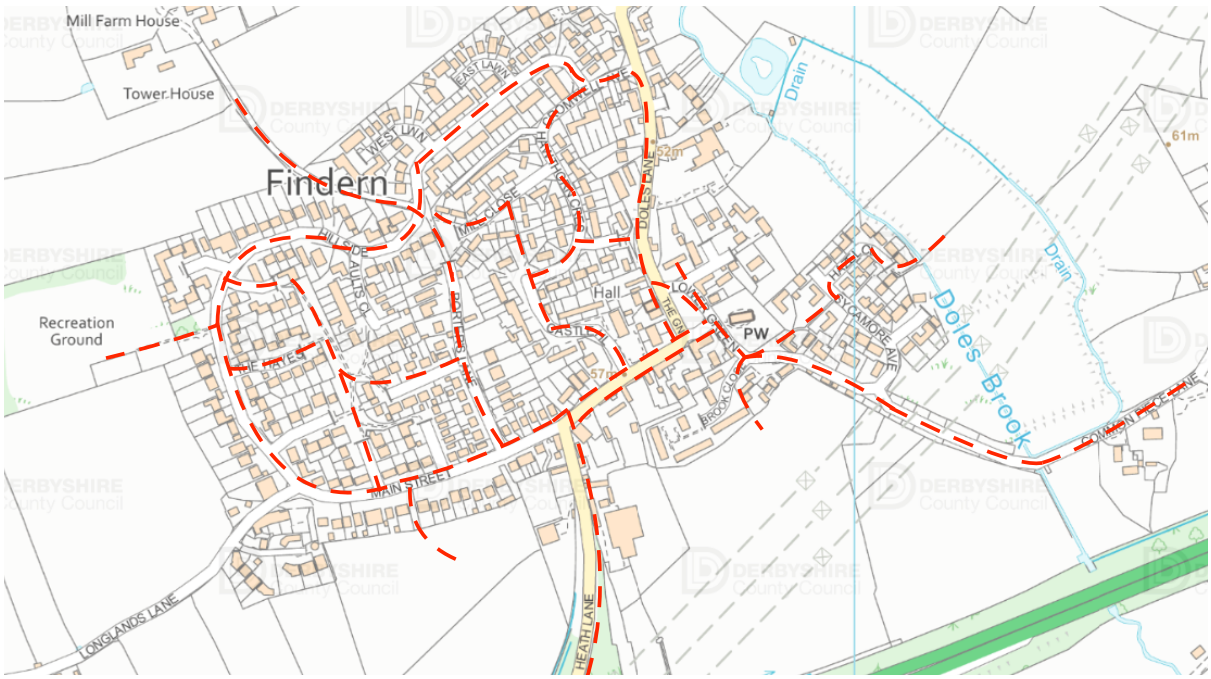


Constraints and Risk Factors

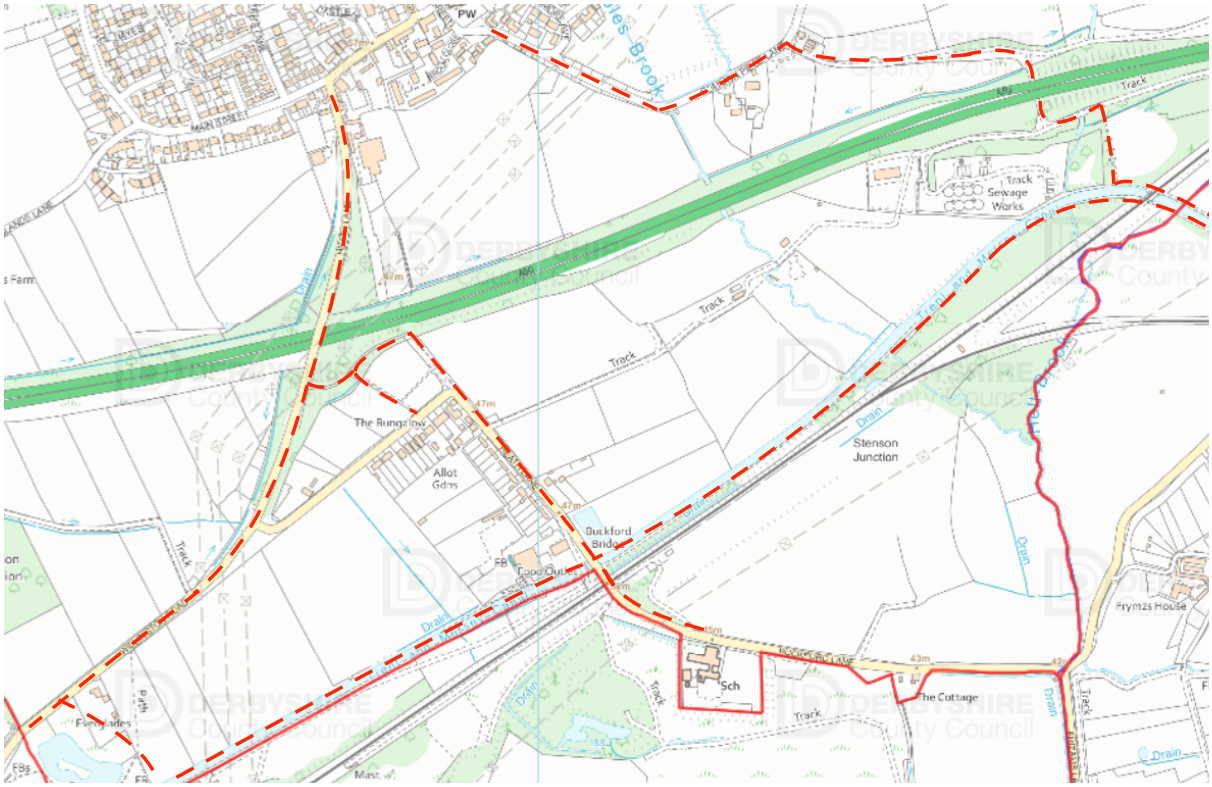
1. Raised pavements are present but width of footway is below minimum legal width of 1000mm
2. Areas with no raised or marked footways, roadway is wide enough to allow pedestrians to step aside for oncoming traffic
3. Area where roadway is narrow and road vehicles take up all available space, there is no free space for pedestrians to step aside for oncoming traffic
4. Road is wider to allow for bus stop and passing traffic but pedestrians wishing to cross must “J walk” around stationary vehicles. Also, at busy times pedestrians with limited mobility have very short time to cross between oncoming vehicles.

Appendix I Popular Walking Routes

Popular walking routes around the Village



Popular walking routes in the southern area of the Parish



Appendix J Significant Green Areas justification and description

Introduction

Five areas within the Parish, incorporating both Findern village and Highfields, have been identified by members of the Steering Group as being worthy of designation as Significant Green Areas. The areas have been marked out on accompanying maps, and are supported for the most part through the separate submission of our "Key Views" photographs.

The Areas (SGA's 1 - 5)

1. **(SGA 1) - Findern Village - North East -** Fields at the Priory Way Footpath, between Bakeacre Lane and Common Piece Lane.

   Attributes:

- A combination of green fields, some containing livestock, that undulate away from and into the village, creating a shallow valley along which flows Doles Brook.

- The fields are marked by numerous ancient, substantial hedgerows.

- The area is dissected by the Priory Way public footpath, an ancient right of way that connects Findern village to the Derby suburb of Littleover. The footpath is well used, and is maintained by the Findern Footpaths Group, as are all of the footpaths mentioned subsequently in this report.

- A lower lying area adjacent to Doles Brook is prone to flooding, which in recent years has created an associated appearance of reed type vegetation. This is limited in its extent, but adds to the diversity, character and pleasing appearance of the immediate landscape.

- The area, due to its topography, affords extensive, attractive and informative views of the inner and outer village landscape, including Findern All Saints Church, The Old Hall, Grade 2 Listed Corner House, and Wallfields House. Homes can be seen on the Sycamore Avenue estate, Doles Lane, Bakeacre Lane, the Wallfields estate, and even the Hillside estate.

- Towards the South can be seen the disused Willington Power Station cooling towers, a local landmark, which is of interest both visually and in regard to local industrial and architectural heritage.

- To the South Eastern corner of the area , adjacent to Common Piece Lane, is a parcel of grassland that is of archaeological interest, believed to be the site of two fish ponds that were used by priory monks.

- The diverse nature of the area has created an excellent habitat for a wide variety of wildlife, including foxes, hares, pheasants, herons, sparrowhawks and buzzards. There is also regular bat activity in and around the gardens of homes that align with the village settlement boundary.

2. **(SGA 2) - Findern Village - South East -** Fields at Rushymeadow Way - Heath Lane / Brook Close / Lower Green / Common Piece Lane / Doles Brook

   Attributes:

- Pleasant pastoral and agricultural area of land rising into the village, providing views which include 18th and 19th Century dwellings and Findern All Saints Church. In the opposite direction there are open views towards Willington Power Station cooling towers.

- Includes the well used Rushymeadow Way public footpath. The footpath provides a pleasant rural walk and acts as an alternative walking route for residents from the Lower Green/Sycamore Avenue area, as opposed to the narrow pavements of Main St and Heath Lane.

- Provides a pleasant rural landscape with extensive views for elderly residents of Brook Close.

- Has important historical significance being ancient ridge and furrow, and with two ancient feeding troughs.

- Historically and currently used for cattle rearing in the field adjacent to Heath Lane, and for crops in the field adjacent to Common Piece Lane/Doles Brook.

- Adjoins the recently extended Findern cemetery, thereby providing an attractive setting and landscape for those at rest, and for visitors tending/attending graves/memorials.

3. **(SGA 3) Findern Village - South West -** Fields at the Gostilles Footpath - Heath Lane / Longlands Lane

   Attributes:

- An attractive pastoral grassy landscape with an open view rising into the village when entering from the direction of Willington, endorsing the semi-rural aspect of the village and the sense of a raised village settlement.

- From the Southernmost settlement boundary at Longlands Lane are open views towards Willington Power Station cooling towers.

- Dissected by the well used Gostilles public footpath which offers a pleasant and safer alternative walking route for pedestrians, particularly children, to that of the road and pavements at the junction of Longlands Lane/Main St/Heath Lane.

- Has important historical significance, being ancient ridge and furrow.

4. **(SGA 4) Findern Village - North** - Fields at Turnpike Way Footpath - Burton Rd / Doles Lane.

   Attributes:

- A succession of attractive low lying fields and farmland separated by ancient hedgerows and stiles.

- Includes Turnpike Way public footpath, a public right of way across Fields Farm, which provides a pleasant and alternative walking route to that of Burton Rd / Doles Lane bend.

- The rural nature of its landscape belies the close proximity of the busy A38 and is a particular asset to residents of Burton Rd whose homes front the A38 and its slip road, similarly with some homes on Doles Lane.

5. **(SGA 5) Highfields and Findern Village North -** Adj. Rykneld Rd / Findern Island

   Attributes:

- An open landscape which affords key views across agricultural land separating Highfields estate and the residential Northern outer edge of Findern village and which highlights the individuality and character of the respective settlements.

- Provides a sense of openness at the outer edge of Highfields being beneficial to the well-being of residents and those using established leisure facilities/walking trails.

- In the longer term provides potential for improved, safer and more pleasant walking /cycling access between the two settlements, thereby enhancing leisure activity, and improving inter-community ties for all Findern parishioners.

- Includes an attractive open green area at the entrance to the Highfields estate, via Rykneld Rd / Tutbury Avenue, which adds to a sense of well-being and belonging.

Author member of the NPG and local Findern Parish resident for 39 years