



Local Green Spaces Addendum

An evaluation of additional or revised Local Green Spaces proposed for the Storrington, Sullington and Washington Neighbourhood Plan (SSWNP)

November 2017

I. Introduction

Background to the project

- I.1 Storrington & Sullington Parish and Washington Parishes are jointly preparing a neighbourhood plan which will include a policy designating areas of Local Green Space which are particularly valued by the respective communities.
- I.2 A Local Green Spaces Report was published by the Neighbourhood Planning Steering Group in June 2016. The document describes 25 areas of green spaces identified by the group as meeting the criteria for designation as Local Green Space.
- I.3 In March 2017 the South Downs National Park Consultancy Service undertook an independent review of the sites which had been put forward for Local Green Spaces designation. The assessment identified 17 sites which are considered to fulfil the criteria of Local Green Space.
- I.4 In June-July 2017 Storrington & Sullington Parish and Washington Parishes undertook a Reg 14 Pre-Submission consultation on the draft Storrington, Sullington & Washington Neighbourhood Development Plan. Following this consultation the South Downs National Park Consultancy Service were asked to assess three new Local Green Space nominations put forward during the consultation and reassess a number of sites where new information was available.
- I.5 The methodology for assessment is consistent with the original review undertaken by the SDNP Consultancy Service and is set out in section 3 of Local Green Spaces Assessment Report (March 2017). The following sites are considered in this addendum. Maps of all sites are shown in Appendix 3:
 - ix. Field at the top of Downsview Avenue (new information available)
 - x. Matts Meadow (new information available)
 - xxi. Milford Grange (new information available)
 - xxii. Warren Hill (reassessment requested)
 - xxiii. Longbury Hill (new information available)
 - xxiv. The Glebe Field (new information available)
 - xxvi. New Town Green (new site)
 - xxvii. Riverside Walk (new site)
 - xxviii. Water Lane Country Park (new site)
 - xxix. Sandgate Park (revised boundary, reassessment requested)

2. Key conclusions of the assessment

Stage 1: Desktop review and first sieve

- 2.1 This first stage of assessment considered each of the 10 proposed LGS sites put forward for assessment after the Reg 14 Pre-Submission consultation. The detail of this assessment is set out in the matrix in appendix 1. Through this process, the following site was discarded:
- xxii. **Warren Hill** – This is not in close proximity to nearby settlements. During the public consultation, a number of people commented that this site meets the Local Green Space criteria. However, it is the opinion of the SDNP Consultancy Service that the site does not meet the first stage criteria of being within close proximity to the community. The nearest residential area is over 500m away and the site is over 2.5km from the centre of Storrington. Whilst there is a National Trust car park adjacent to the site, the site cannot be said to be within easy walking distance of the community of Storrington.
- 2.2 The desktop analysis found that the remaining 9 sites appear to fulfil the initial criteria and are therefore considered in more detail in the next stage of the assessment.

Stage 2: Detailed analysis

- 2.3 This second stage of assessment involved a detailed analysis of the remaining 9 proposed LGS sites. The detail of this assessment is set out in the matrix in appendix 2. Of these the following sites are identified as not fulfilling the criteria at this time:
- xxiii. **Longbury Hill** – The site was previously assessed as meeting the LGS criteria. However, there is no public right of way into the site. As there is no public right of way to the site it cannot be said to be demonstrably special for recreation value. The community's Local Green Spaces Report references the role of the site in the local history of the immediate area although it is difficult to discern how special this historical significance is to the local community when there is no formal public access to the site. The site is a substantial area of woodland within a built up area and provides a tranquil setting for residents on Hampers Lane and Veras Walk, although the relative tranquillity of the site itself cannot be enjoyed without public access. The site is an area of mixed woodland including some pine and rhododendron scrub which will have limited wildlife value.
 - xxvi. **New Town Green** – The site is a small green adjacent to New Town cottages. The green provides an attractive setting for the cottages, although it is small scale and around a quarter of the area is dedicated to car parking and access roads. There is limited space for informal recreation. The area is of low tranquillity as there is a road adjacent and the space is built up around on all other sides. There is also street lighting and overhead wires which detract from the relative tranquillity. There are some well-established oak trees which form part of a wider network of old woodland trees in the area and will provide some wildlife value. The green is largely mown grass and will have limited wildlife value. The site is not considered to be demonstrably special to the local community, and as such does not fulfil the criteria.

- xxviii. **Water Lane Country Park** – The site is part of wider area subject to minerals extraction permission. The site and wider area is also allocated in the Horsham District Site Allocations Plan 2007 for a country park which will be delivered in stages. The site is over 8 hectares which is a large area of land but is not considered to be extensive within the context of the built up area of Storrington. There is currently no public access to the site. It is recognised that the site will have a future role for the community for recreation purposes once the country park is completed and open, and the community may consider this role as being particularly important. The evaluation of the proposed Local Green Spaces in this report is based upon the current uses and qualities of the site; following this approach, the site does not yet fulfil the criteria. However, the decision making body may find this site suitable for LGS designation in the context of its future use.

2.4 The SDNP Consultancy Service were requested to reassess Matt's Meadow which had been identified as fulfilling the LGS criteria in the original assessment. The landowner subsequently objected to the inclusion of Matt's Meadow as LGS in the Regulation 14 Pre-Submission draft of the Neighbourhood Plan. As pointed out by the landowner, there is no public right way to the site and a sign at the entrance states access to Matt's Woodland Field can be requested by contacting the owner. National Planning Practice Guidance states land can be considered for LGS designation if there is no public access (e.g. if valued for biodiversity, historic significance and/or beauty). Matt's Meadow is considered to be demonstrably special for its historic significance due to its links to Our Lady of England Priory. The site also forms part of the landscape fringe of the Conservation Area. The site is also considered to be demonstrably special for wildlife value due to the community woodland which has been planted with native species. The LGS designation itself does not confer any rights of public access over what exists at present. It is the conclusion of this assessment that the site fulfils the criteria for LGS.

2.5 The Glebe Field was also reassessed following the granting of planning permission on part of the site for a replacement medical centre, parking and 9 dwellings. This site was previously assessed to be demonstrably special to the community with regard to its historic significance through its association with the church and various local events, its tranquillity, and for recreation, particularly walking. The permitted development will have an impact on the character of the remaining open space and its suitability to fulfil the LGS criteria. The boundary of the proposed LGS has been revised in line with the new development boundary. While development will occur on part of the open space, this is to the north of the site and a buffer of open space is retained between the Conservation Area and development. The links between the remaining open space and the Church and Rectory are therefore retained, such that the site's historical significance is maintained. However views to the South Downs will be lost and there will be an impact on views from the public rights of way. The intensification of development to the north of the site will diminish the tranquillity of the site. Tranquillity relates to the feel of a site and it may be in time, once the development is completed, that the remaining open space does retain a feel of relative tranquillity. It is not possible however, to make an assessment of this at this point in time. Public rights of way across the site will remain and the site will be retained as public open space. It is therefore considered to be demonstrably special to the community for its recreation value.

2.6 In total, 6 sites were considered to fulfil the criteria.

Conclusion

- 2.7 The assessment undertaken has identified the following 6 sites which are considered to fulfil the criteria:
- ix. Field at the top of Downsview Avenue
 - x. Matt's Meadow
 - xxi. Milford Grange
 - xxiv. The Glebe Field
 - xxvii. Riverside Walk
 - xxix. Sandgate Park
- 2.8 In addition, site xxviii. Water Lane Country Park, has planning permission for a country park. Currently there is not public access to the site but the site will have a role for recreation purposes for the community once opened. The decision making body may find this site suitable for LGS designation in the context of its future use.
- 2.9 The analysis and conclusions set out in this report are the result of an independent review of the sites proposed for inclusion in the Storrington, Sullington & Washington Neighbourhood Plan, and provide an indication of the suitability of these sites for LGS designation in relation to the criteria and guidance of the NPPF and PPG. The Neighbourhood Planning group may wish to supplement this assessment with further technical or contextual information demonstrating how the site is special to the local community which may ultimately lead them to come to a different conclusion than ourselves.

Appendix I – Local Green Space Initial Desk top review & first sieve

Site Name	Criteria				Comments	Suitable for next stage of assessment?
	Planning permission?	Allocated/ proposed for development?	In close proximity to the community?	Extensive tract of land?		
ix. Field at the top of Downsview Avenue (and footpath leading to far end of Water Lane)	No	No	Yes	No	Edge of settlement location. The site is a clearly defined field located adjacent to suburban development.	Yes
x. Matts Meadow	No	No	Yes	No	Edge of settlement location and clearly defined field.	Yes
xxi. Milford Grange	Yes	No	Yes	No	Edge of settlement location. The site consists of an area of greensand ridge of about 4ha. The area identified for LGS designation is the landscape setting of a new development and the first stage in the development of a country park.	Yes
xxii. Warren Hill	No	No	No		The site is not located in close proximity to nearby settlements. The nearest residential area is over 500m away and the site is over 2.5km from the centre of Storrington. Whilst there is a National Trust car park adjacent to the site, the site cannot be said to be within easy walking distance of the community of Storrington. The northern part of the site (up to the ridge) is wooded and very much similar character to Washington Common.	No
xxiii. Longbury Hill	No	No	Yes	No	Located within the settlement, this site is a clearly defined area of private woodland	Yes
xxiv. The Glebe Field	Yes	No	Yes	No	Located within the settlement, this site is a clearly defined field of local character and setting.	Yes

Site Name	Criteria				Comments	Suitable for next stage of assessment?
	Planning permission?	Allocated/ proposed for development?	In close proximity to the community?	Extensive tract of land?		
xxvi. New Town Green	No	No	Yes	No	Located within the settlement and is a small clearly defined green.	Yes
xxvii. Riverside Walk	No	No	Yes	No	Located within the settlement, the site is a linear section of the River Stow and its environs.	Yes
xxviii. Water Lane Country Park	Yes	No	Yes	No	Site is part of wider area subject to minerals extraction permission. The site and wider area is also allocated in the Horsham District Site Allocations Plan 2007 for a country park which will be delivered in stages. This future use is also noted in the Sports, Open Space and Recreation Assessment 2014 commissioned by Horsham District Council. The site is over 8 hectares which is a large area of land but is not considered to be extensive within the context of the built up area of Storrington.	Yes
xxix. Sandgate Park	No	No	Yes	No	Site is owned and managed by Horsham District Council in partnership with Sandgate Conservation Society. The site is part of a wider area allocated as a country park. The site is over 12 hectares but is contained within clear boundaries such that it is not considered to be an extensive tract of land within the context of the built up area of Storrington.	Yes

Appendix 2 - Local Green Space Detailed Analysis Matrix

Site name	Publically accessible	Subject to other designations?	Demonstrably special to the community with regard to:					Comments	Does this site meet the criteria?
			Beauty	History	Recreation	Tranquillity	Wildlife		
ix. Field at the top of Downsview Avenue	Yes	No	No	No	Yes	No	No	The site consists of a field and public rights of way which runs along the western edge of the site, and which is noted in the community's 2016 Local Green Spaces Report, that it is well used by local residents. The community's 2016 Local Green Spaces Report also notes that the site is used for general sporting and play activities. This could be considered to be reflected in the Sports, Open Space and Recreation Assessment 2014 commissioned by Horsham District Council which highlighted this site as an amenity green space, of low quality but high value. The site has local importance as other alternative recreation spaces are over 300m walking distance away.	

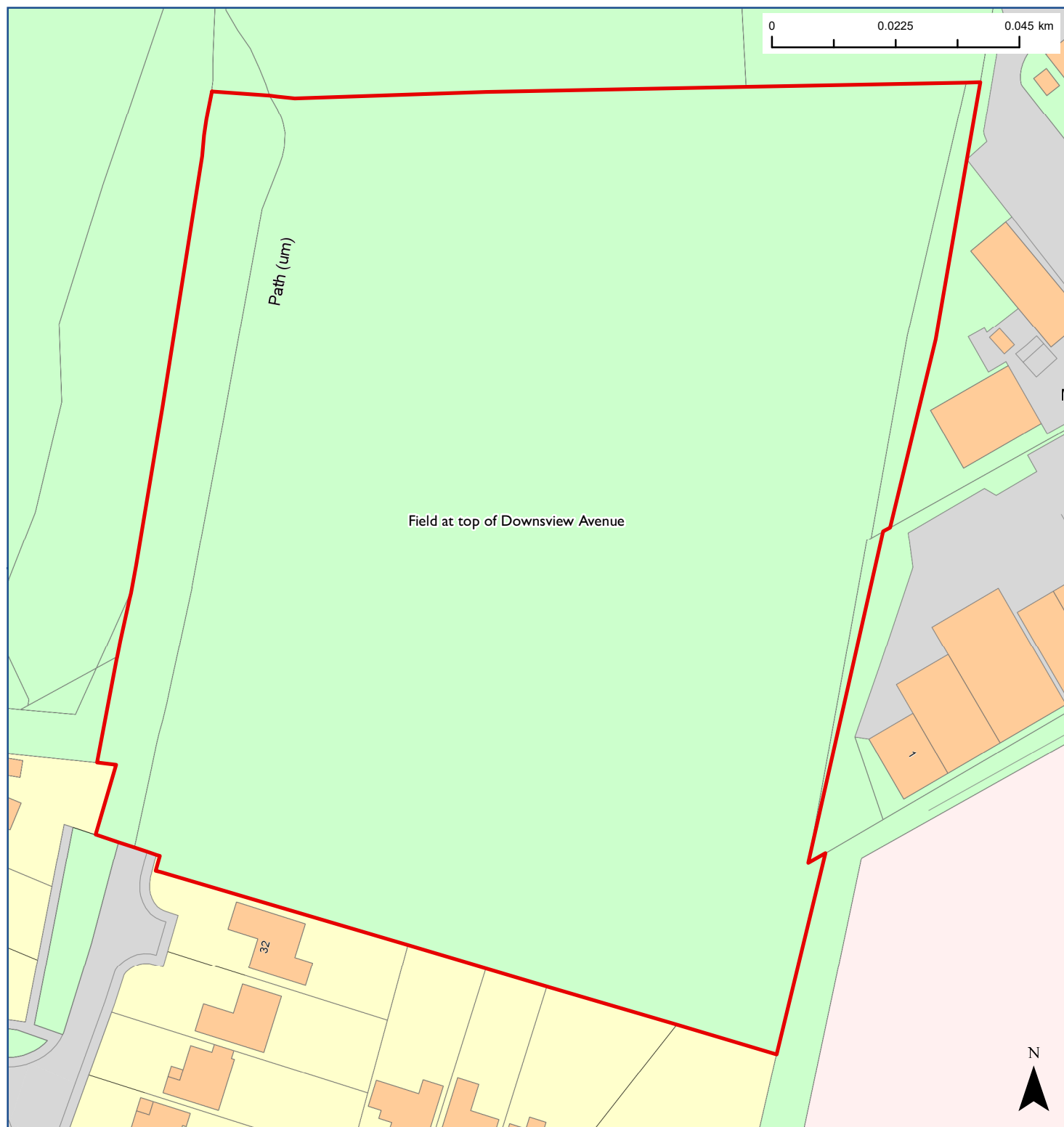
Site name	Publically accessible	Subject to other designations?	Demonstrably special to the community with regard to:					Comments	Does this site meet the criteria?
			Beauty	History	Recreation	Tranquillity	Wildlife		
x. Matt's Meadow	Yes	No	Yes	Yes	No	Yes	Yes	This site is associated with the Norbertine Order and is on private land owned by Our Lady of England Priory. Whilst there is no public right of way into the site, access can be obtained with permission from the landowner. This site is tranquil and beautiful and can be enjoyed for quiet recreation. There is a community woodland project which was established in 2007 and provides some wildlife benefit with food for pollinators and birds. The site is demonstrably special for its beauty, history, tranquillity and wildlife value.	
xxi. Milford Grange	Yes	Yes	No	No	Yes	Yes	No	This site is part of a wider area that has been designated for a country park which will be delivered in stages. The site is part of the landscape setting of a new development and public footpaths have recently been opened from Hampers Lane and the new development. Signage to the country park could be improved. The site is reasonably attractive, this will improve as vegetation matures. The site is relatively tranquil, there is some road noise and there are glimpses of housing at Sandy Land and Milford Grange. The site is likely to have local wildlife value with a range of habitats (woodland, grassland and ponds), this will also improve over time. The site is open for informal recreation, particularly walking, dog walking and cycling. New footpaths are suitable for a range of users including prams and mobility scooters.	
xxiii. Longbury Hill	No	No	?	?	No	?	?	This site consists of a commercial plantation. There is no public right of way to the site, although public access is not a prerequisite	

Site name	Publically accessible	Subject to other designations?	Demonstrably special to the community with regard to:					Comments	Does this site meet the criteria?
			Beauty	History	Recreation	Tranquillity	Wildlife		
								for a site to be designated LGS. As there is no public right of way to the site it cannot be said to be demonstrably special for recreation value. The community's Local Green Spaces Report references the role of the site in the local history of the immediate area although it is difficult to discern how special this historical significance is to the local community when there is no formal public access to the site. The site is a substantial area of woodland within a built up area and provides a tranquil setting for residents on Hampers Lane and Veras Walk, although the relative tranquillity of the site itself cannot be enjoyed without public access. The site is an area of mixed woodland including some pine and rhododendron scrub which will have limited wildlife value.	
xxiv. The Glebe Field	Yes	No	No	Yes	Yes	No	No	This site was previously assessed to be demonstrably special to the community with regard to its historic significance through its association with the church and various local events, its tranquillity, and for recreation, particularly walking. Planning permission has since been granted for part of the site for a replacement medical centre, parking and 9 dwellings. This development will have an impact on the character of the remaining open space and it's suitability to fulfil the LGS criteria. While development will occur on part of the open space, this is to the north of the site and a buffer of open space is retained between the Conservation Area and development. The links between the remaining open space and the Church and Rectory are therefore retained, such that the site's historical significance is maintained. However views to the	Yes

Site name	Publically accessible	Subject to other designations?	Demonstrably special to the community with regard to:					Comments	Does this site meet the criteria?
			Beauty	History	Recreation	Tranquillity	Wildlife		
								South Downs will be lost and there will be an impact on views from the public rights of way. The intensification of development to the north of the site will also diminish the tranquillity of the site. Public rights of way across the site will remain and the site will be retained as public open space. It is therefore considered to also be demonstrably special to the community for its recreation value.	
xxvi. New Town Green	Yes	No	No	No	No	No	No	New Town Green is partially fenced however local residents can access the green. The green provides an attractive setting for New Town Cottages, although is small scale and around a quarter of the area is dedicated to car parking and access roads. There is limited space for informal recreation. The area is of low tranquillity as there is a road adjacent and the space is built up around on all other sides. There is also street lighting and overhead wires which detract from the potential tranquillity. There are some well-established oak trees which form part of a wider network of old woodland trees in the area and will provide some wildlife value. The green is largely mown grass and will have limited wildlife value, although a red admiral butterfly was noted during the site visit.	
xxvii. Riverside Walk	Yes	No	Yes	No	Yes	Yes	Yes	This section of the River Stow and its environs runs from adjacent to Dean Way south to Mill Pond. A public footpath and boardwalk follows alongside the river. The riverside environs are considered to be of natural beauty given the woodland setting, riverside vegetation and small waterfall. The site is tranquil, particularly the northern section where there is a small waterfall. To the south, the site is less tranquil as there is more visible intrusion from	

Site name	Publically accessible	Subject to other designations?	Demonstrably special to the community with regard to:					Comments	Does this site meet the criteria?
			Beauty	History	Recreation	Tranquillity	Wildlife		
								housing on both sides of the river. The river environment provides an important wildlife corridor, connecting north to the wider countryside.	
xxviii. Water Lane Country Park	No	Yes	?	?	?	?	?	This site is part of a wider area that has been designated for a country park which will be delivered in stages. The site is subject to a minerals extraction permission and there is currently extraction operating south of the site. There is currently no public access. As the Country Park is yet to open, the site is not currently in use as the reason for which it is proposed to be designated and it is not possible to demonstrate the current role of the site for its recreational value. An area of the site is identified as a Site of Archaeological Importance.	
xxix. Sandgate Park	Yes	Yes	Yes	No	Yes	Yes	Yes	The site is an area of mixed woodland, heathland, grassland and ponds covering approximately 12 hectares. The site has been actively managed by the Council working closely with Sandgate Conservation Society since 1987. The site is designated as a Site of Nature Conservation Interest (SNCI) because of its important habitats and wildlife. The site is also a tranquil and beautiful environment.	

Appendix 3 – Local Green Space Maps



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Scale at A4 1:1,000

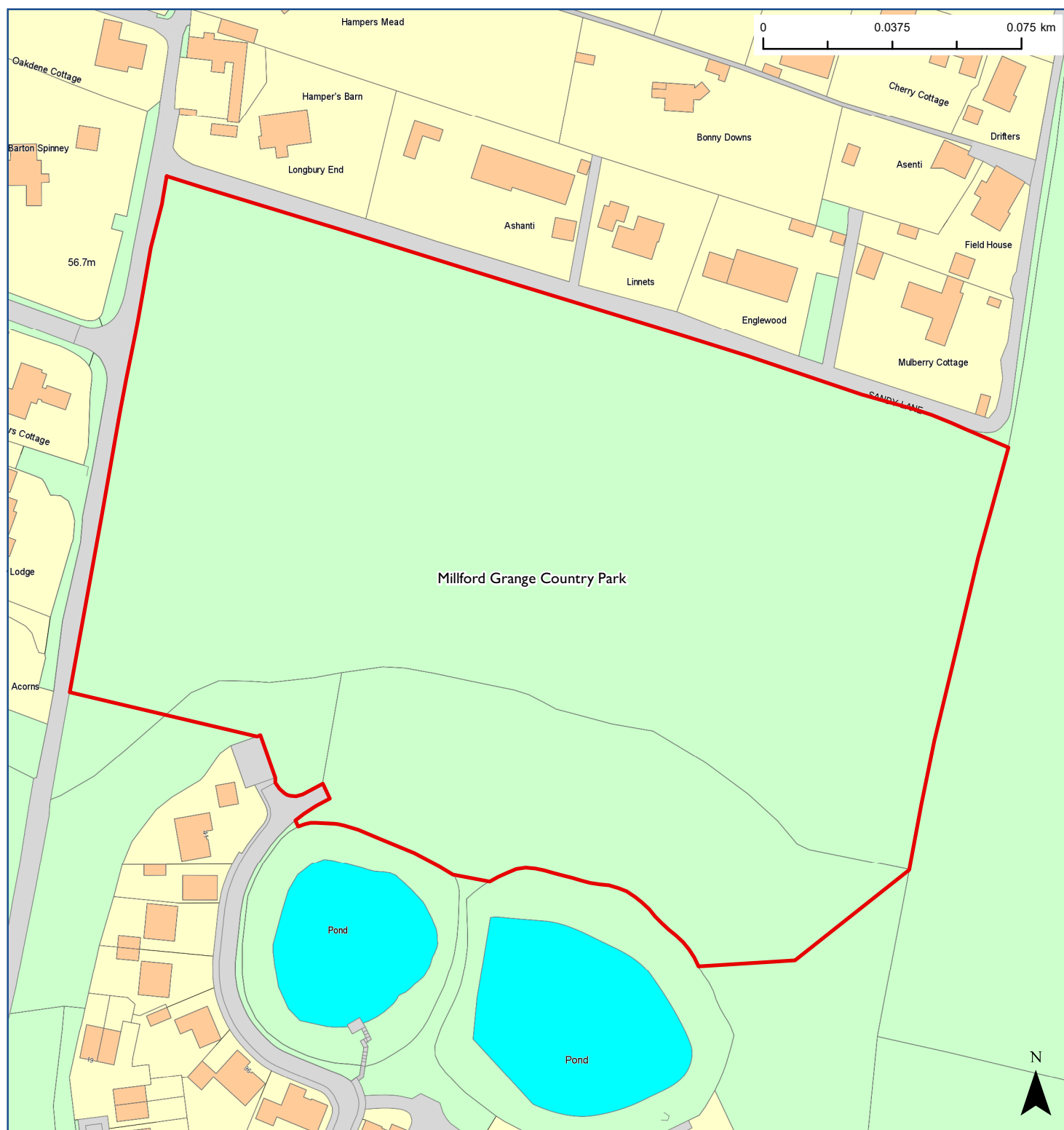
 Nominated Local Green Space



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Scale at A4 1:900

 Nominated Local Green Space



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Scale at A4 1:1,600

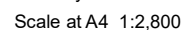
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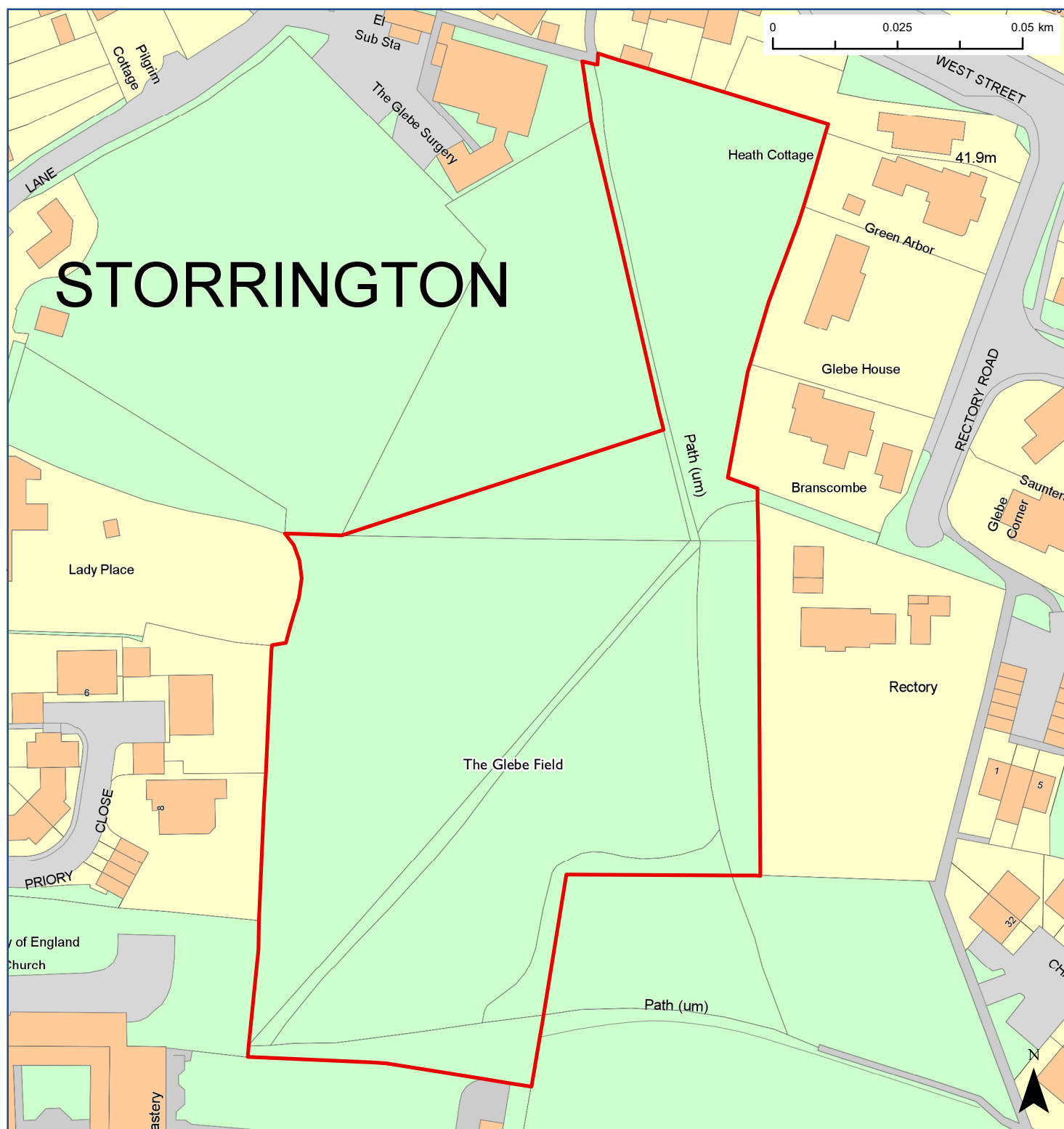
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Scale at A4 1:1,900

 Nominated Local Green Space



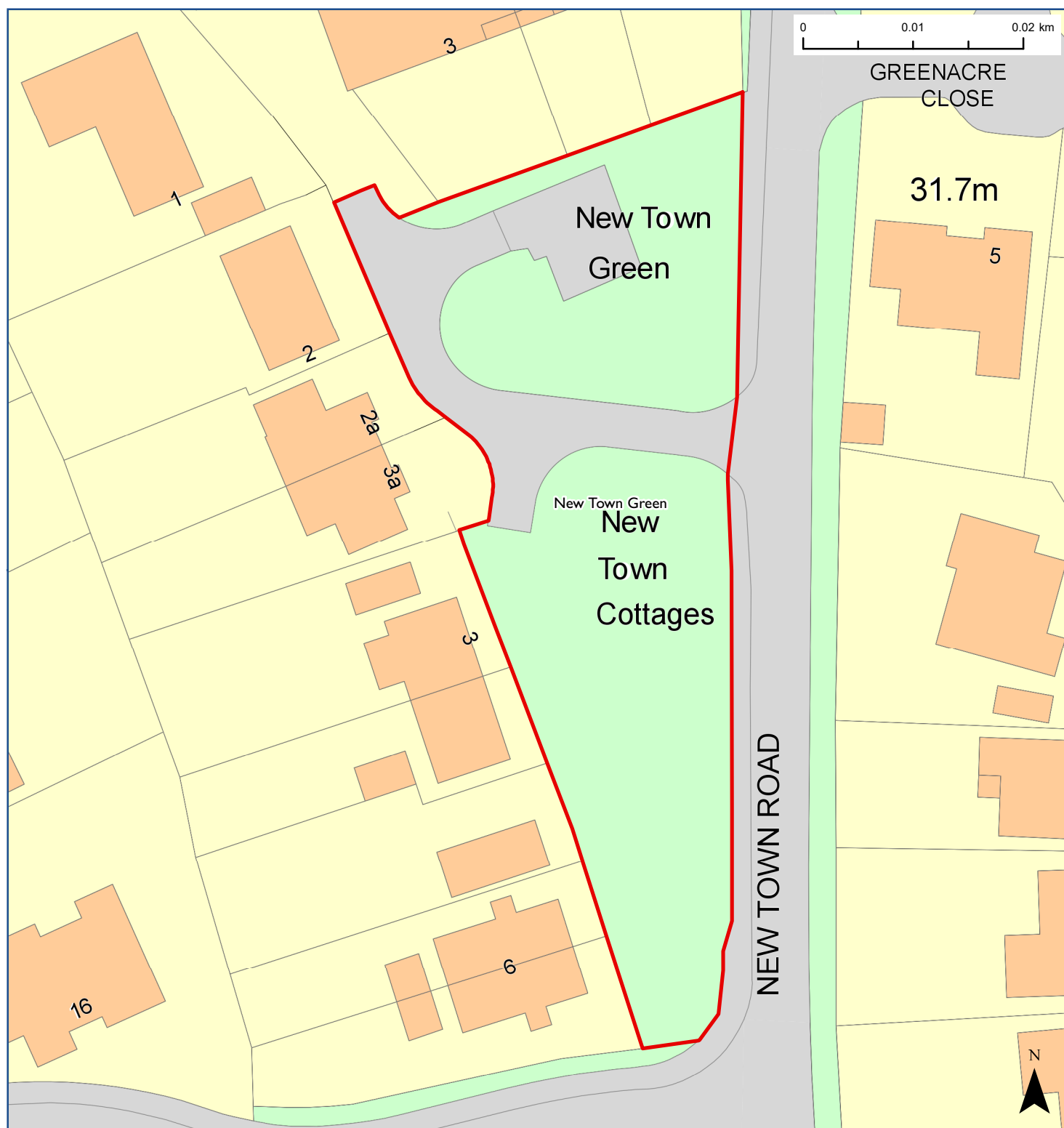
 Nominated Local Green Space



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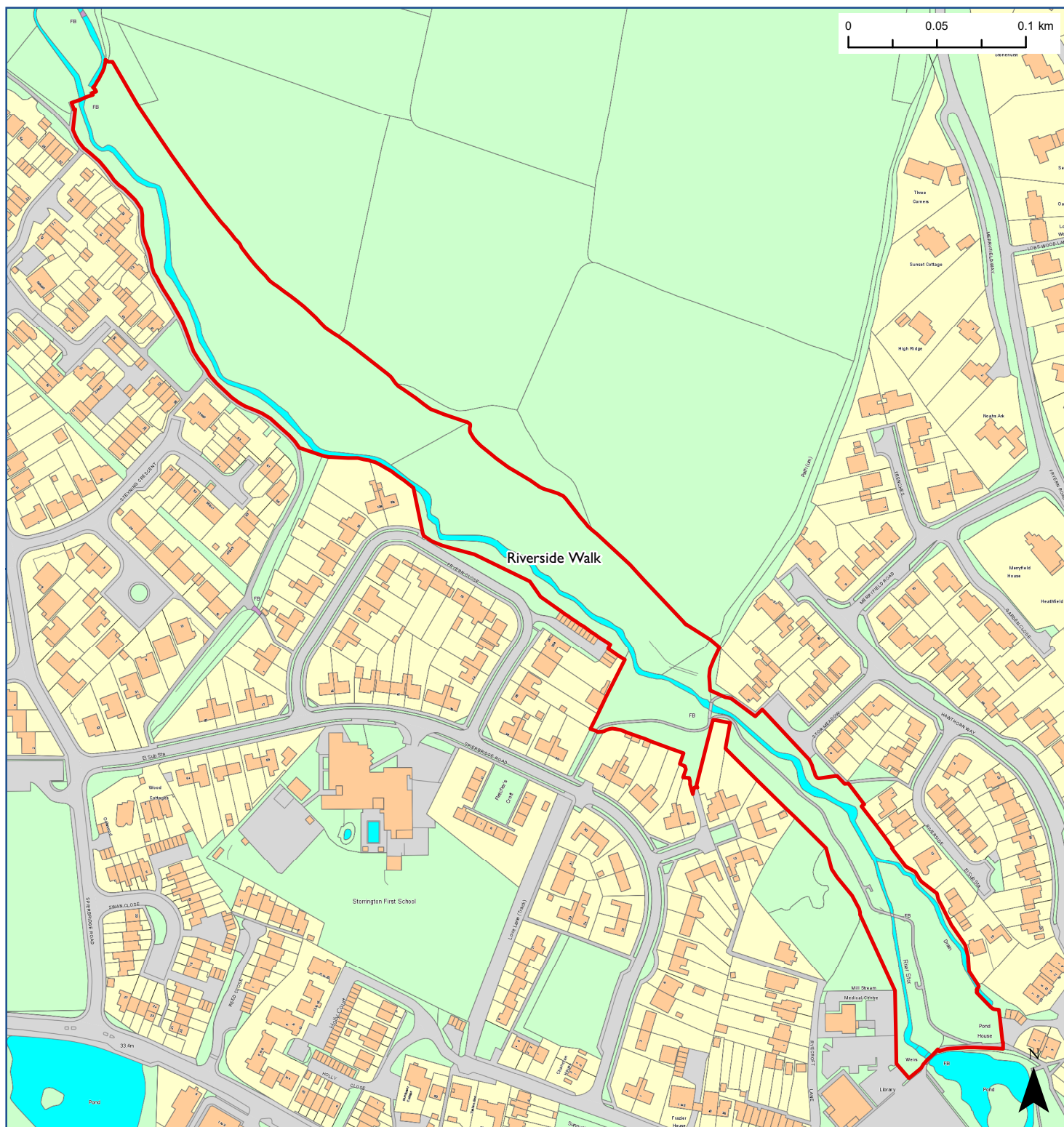
 Nominated Local Green Space



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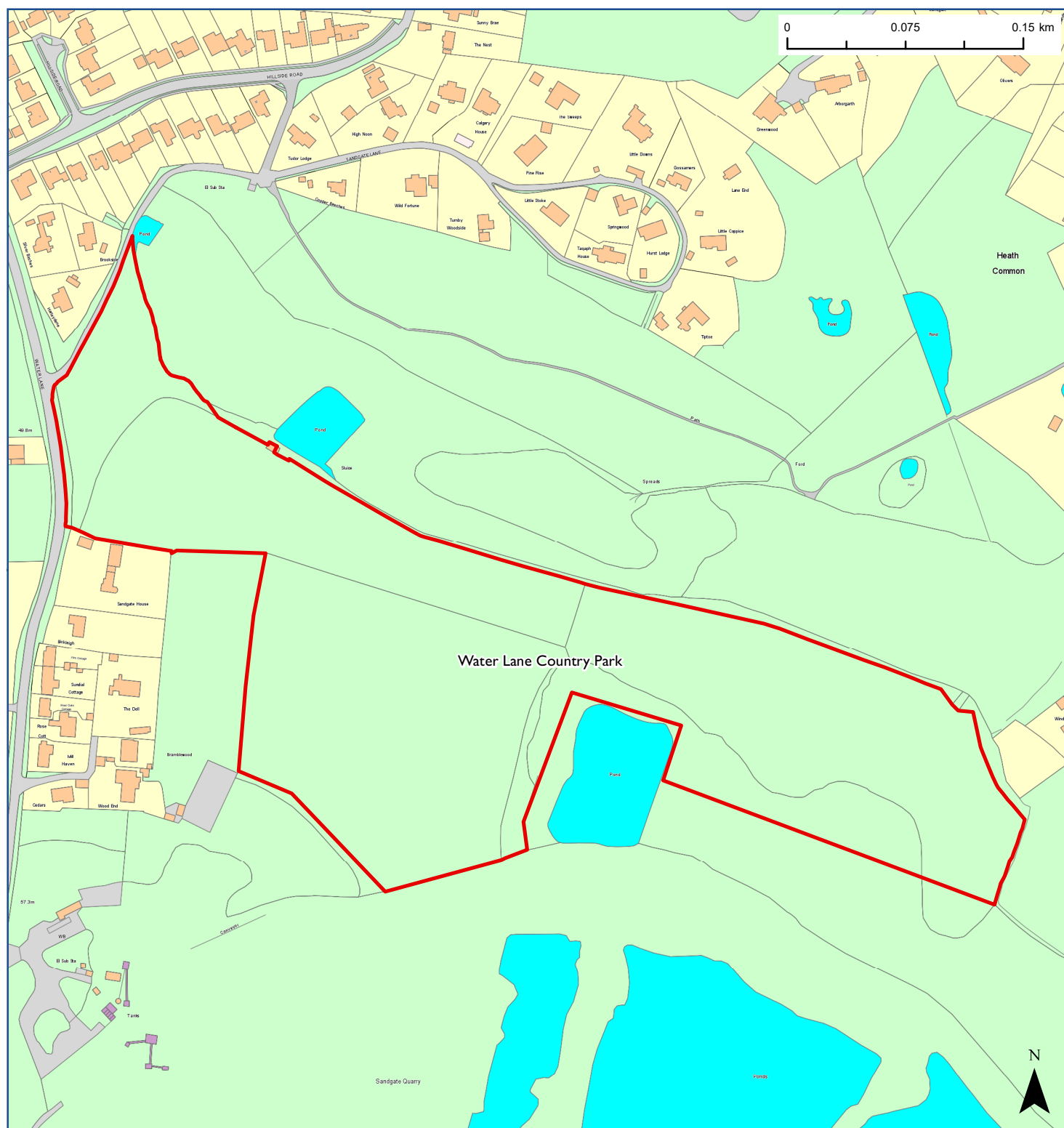
 Nominated Local Green Space



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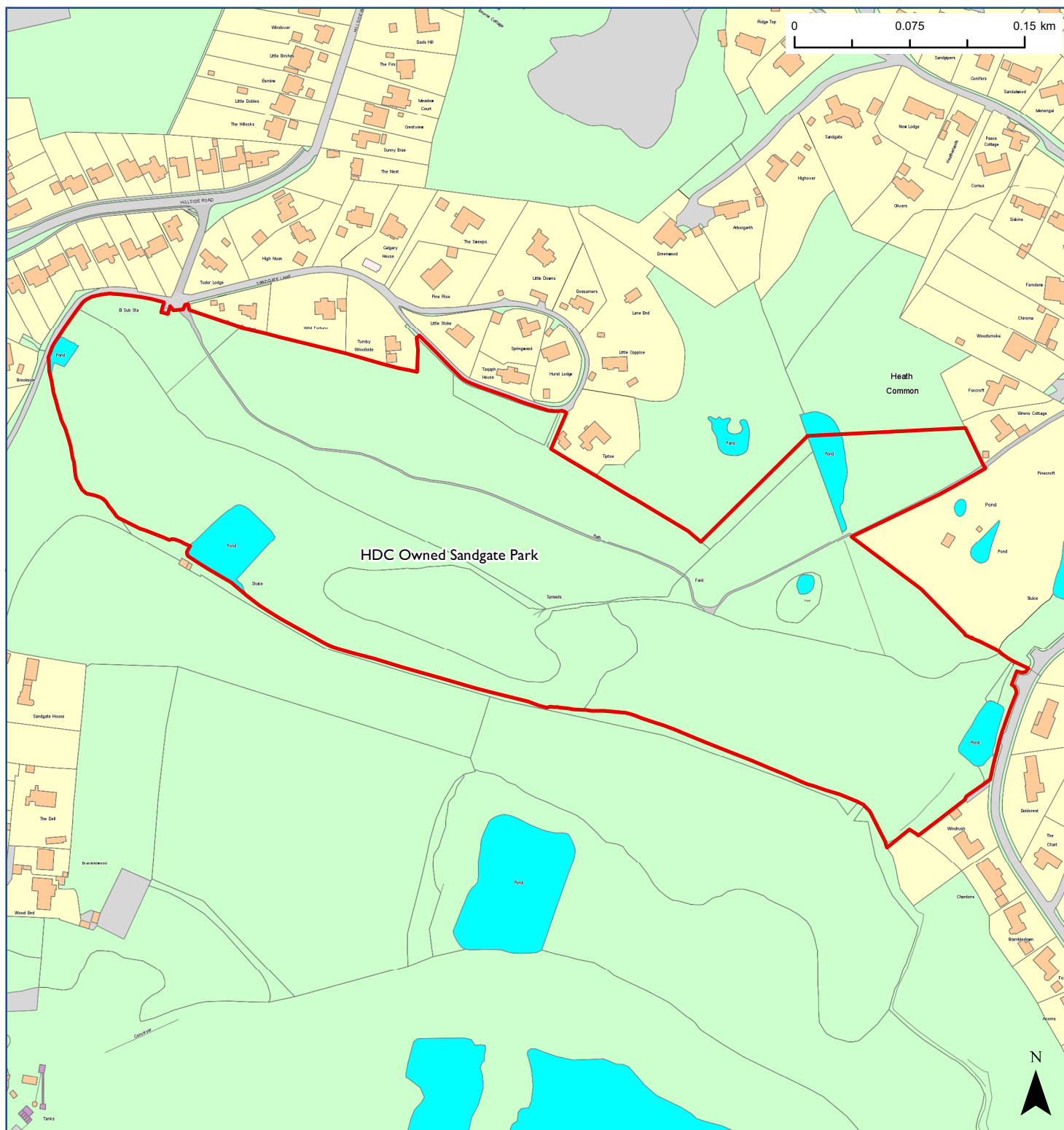
 Nominated Local Green Space



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Scale at A4 1:3,500

 Nominated Local Green Space

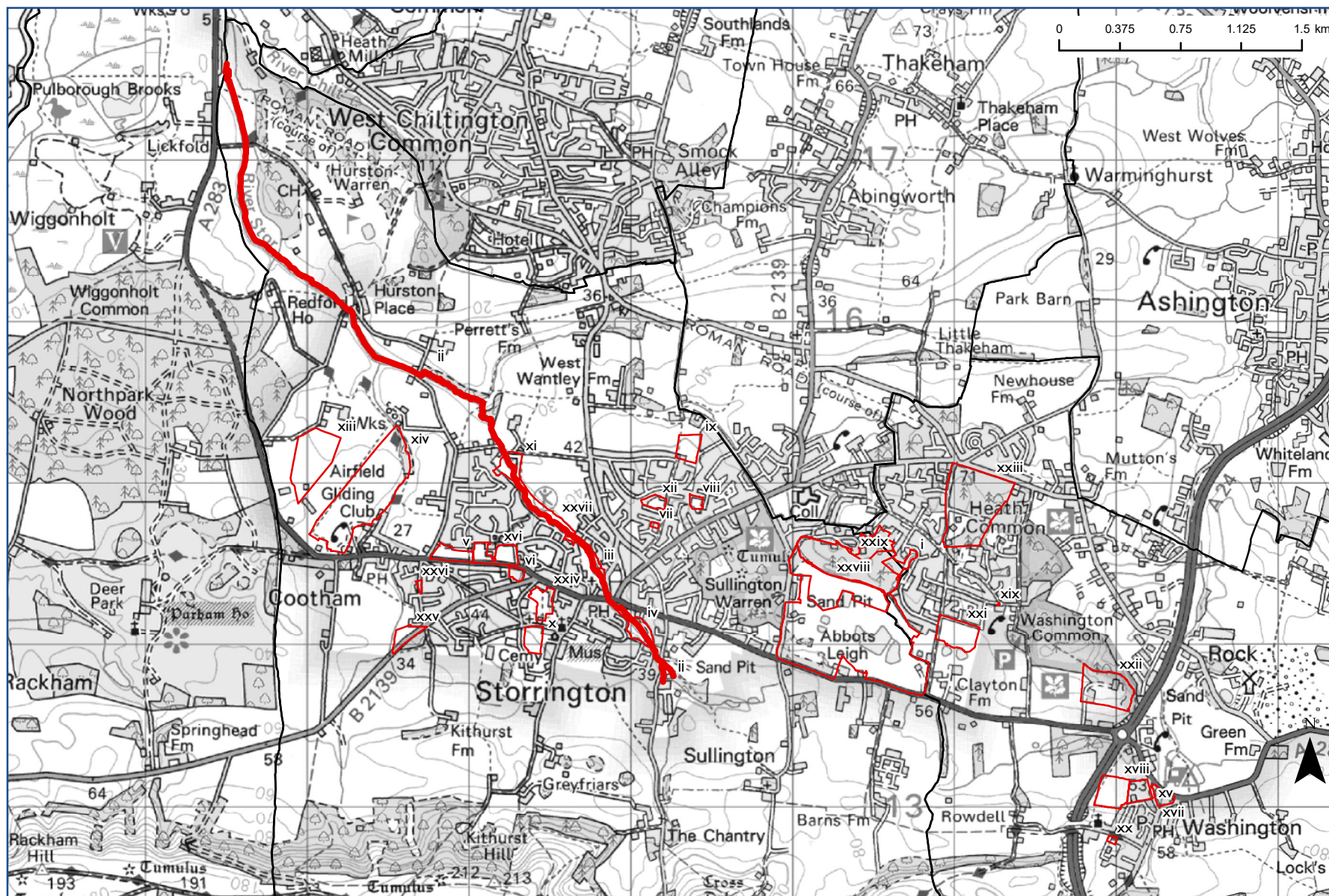





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Scale at A4 1:3,600

Nominated Local Green Space

Storrington, Sullington and Washington Local Green Spaces



-  Local Green Space
-  Local Green Space
-  Parish boundary

Scale at A4 35,000

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