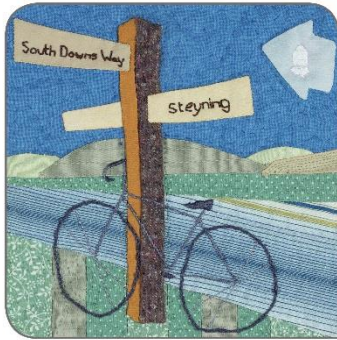




Local Green Space

A REVIEW OF OPEN SPACES IN THE PARISH AND
WHETHER THEY SHOULD BE DESIGNATED AS
LOCAL GREEN SPACE IN THE NEIGHBOURHOOD
PLAN

Published on: 29 November 2019

Prepared to inform and support the Steyning Neighbourhood Plan

More information available at www.steyningcommunityplan.co.uk

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1. Introduction

- 1.1. This document has been prepared by the Environment Working Group which has supported the Steering Committee in the preparation of the Neighbourhood Plan for Steyning.
- 1.2. The purpose of this assessment was to consider whether any open spaces within the Parish meet the criteria for designation as Local Green Space (LGS) and, if so, to make recommendations for their designation.

Policy Context

- 1.3. This assessment has been carried out in accordance with the paragraphs 99 to 101 of the National Planning Policy Framework dated February 2019 (NPPF)¹. It has also had full regard to the guidance provided in the National Planning Policy Guidance² and the Locality Toolkit for Local Green Space designations³.

National Planning Policy Framework

- 1.4. Paragraphs 99 to 101 of the NPPF relate to Local Green Space. The Text is shown at Appendix 1.

Planning Practice Guidance

- 1.5. The online planning practice guidance⁴ is maintained by central government and provides further detail on how the NPPF should be interpreted and used when preparing planning policy documents and determining planning applications.
- 1.6. The key extracts from this source and which relate to Local Green Space are included in Appendix 2.

Locality Toolkit

- 1.7. The Locality Toolkit⁵ “Neighbourhood Planning – Local Green Space. A Toolkit for Neighbourhood Planners” was used to guide the assessment process. Two particularly pertinent paragraphs are set out below:

‘One of the basic conditions for neighbourhood plans is achieving sustainable development. The social, community, economic and environmental benefits of green spaces help to make local places sustainable.

The impact of development on green spaces as part of new development will often be significant factors in considering whether development is sustainable. Planning for green

¹ Available at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

² Available at <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

³ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/>

⁴ Available at <https://www.gov.uk/government/collections/planning-practice-guidance>

⁵ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/>

*spaces needs to be considered as an integral part of the wider planning for the area".
(Page 6)*

Care is required to ensure that green space policies are not being misused, for example through making designations to stop development, rather than to ensure proper green space provision" (Page 7)

- 1.8. Throughout the process the Group was mindful of the potential tension between the two paragraphs above and addressed that tension by ensuring that all the seventeen potential sites were measured against the same criteria and in the same way.

2. Identification of Spaces

- 2.1. While much of the Steyning Parish could be considered ‘open space’ the Group has focussed on areas or spaces that are perceived to be of most value to the local community.
- 2.2. To assist with the identification of spaces, the Group adopted the following set of guiding principles. An area was not to be identified for consideration if:
- a) It has planning permission for development (which would result in the loss of that space) and construction of that development has commenced.
 - b) It is agricultural land not adjacent to a built-up areas or there is no public or permissive right of way over it.
 - c) Areas that entirely or largely consist of woodland:
 - d) Verges and other small pieces of land on or adjacent to the highway.
 - e) Strips of land where the only public interest is that a public right of way passes across it.
- 2.3. The Group and also the wider local community through consultation exercises, including those undertaken during the previous Steyning, Wiston, Ashurst and Bramber discontinued Neighbourhood Plan process, identified the following seventeen open spaces for assessment:

No.	Name
1	The Memorial Playing Field
2	The Rifle Range
3	Mill Field
4	Bayards Field
5	Land North of the Leisure Centre (School Fields)
6	Steyning Football Club
7	Shooting Fields Green Space
8	Land at Thornscoft
9	Site at Abbey Road (South)
10	Site at Abbey Road (North)
11	Fletcher’s Croft
12	Land East of Kings Stone Avenue (South of Kings Barn Farm)
13	Land to the rear of Chandlers Way
14	Sweetland Field
15	Canada Gardens Allotments North of Newham Lane
16	The Rublees Allotments
17	Gatewick

3. Methodology

- 3.1. The assessment of the identified sites took a three-stage approach as set out in the following methodology. The Group had strong regard to the methodology⁶ used by the South Downs National Park Authority when it assessed the LGS designations within its area.

Stage 1 – Desktop Assessment

- 3.2. The first stage of this evaluation involved a desktop assessment against three initial criteria which, if met, rendered the open space not suitable for designation as Local Green Space.
- 3.3. If a site met any of the below criteria it was discarded from the assessment and did not continue to Stage 2;
- Allocated for development which would result in the loss of the space.
 - Has planning permission for development which would result in the loss of the space.
 - Already substantially developed
- 3.4. The first two are because sites found to be allocated for another use or having planning permission for development would be unlikely to be capable of the designation being considered, except in circumstances where open space designations could be incorporated into a scheme and therefore could be designated at a future date. The third because the site would not meet the necessary criteria for designation.

Stage 2 – Detailed Evaluation

- 3.5. The second stage of this evaluation involved analysis of the sites that remained following Stage 1 and focused on the criteria as set out in the NPPF. These are:
- a) in reasonably close proximity to the community it serves;
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - c) local in character and is not an extensive tract of land.
- 3.6. In determining whether a space meets the criteria the following guidance was used.
- a) Reasonably close proximity
- 3.7. Whether the proximity of a green space is reasonably close to the community it serves will depend on local circumstances, including why the green area is seen as special e.g. if public access is a factor, then the site should be within easy walking distance. Accessible Natural Green Space Standards (ANGSt) produced by Natural England advises that green spaces of

⁶ Available at <https://www.southdowns.gov.uk/wp-content/uploads/2017/02/Local-Green-Spaces-in-the-South-Downs-National-Park-Report-and-Appendices.pdf>

2ha or less should be located within 300m which equates to roughly 5 minutes comfortable walking distance for a range of ages and abilities.

b) Demonstrably special and holds a particular local significance to the local community

- 3.8. The assessment of whether a proposed site is demonstrably special and holds a particular local significance to the local community has been based on NPPF criterion b), including on a cumulative basis where one criterion can reinforce the demonstrable specialness and local significance of the space already indicated by another criterion.
- 3.9. It should be noted that criterion b) uses the words “for example” and so the list of factors given in the NPPF is not exhaustive, this assessment therefore also considers both Landscape Fringe Quality and its relationship to the Conservation Area and Vantage Points to or from the Conservation Area’ as well as public assess in this assessment. Details of these are provided below.
- 3.10. The factors considered and guidance used in making the assessments under criterion b) are set out below:

Beauty - Beauty is a subjective concept but the Group used the normal meaning of the word i.e. a combination of qualities, such as shape, colour, or form, that pleases the aesthetic senses, especially the sight (Oxford Dictionaries) by way of close and more distant views and assessed the sites through both site visits and from more distant vantage points. The group also had regard to the key views/vantage points identified in Horsham District Council’s (HDC’s) 2018 Steyning Conservation Area Appraisal and Management Plan.⁷

Historic significance – Consideration was given to how the proposed LGS holds particular local significance with regard to the history of the community or settlement e.g. historic village events, historic buildings, structure or landscape features present on site with a particular connection to the local community. This included reference to Roland Harris, WSCC & English Heritage – Steyning Historic Character Assessment 2004⁸.

Recreational value – This was based on the evidence and findings within the Horsham Sports, Open Space and Recreation study, plus evidence included in the Community Green Spaces Report, and first-hand observations from site visits of how the site is used for recreation e.g. playing sport, informal recreation, children’s play etc.

Tranquillity - Tranquillity is a state of calm quietude and is associated with a feeling of peace; a state of mind that promotes mental wellbeing. It can be a product of perceptual quality of the landscape and is influenced by things that people can both see and hear around them. Positive tranquillity factors include seeing a natural landscape, natural looking woodland, open vistas, and hearing natural sounds such as birdsong. In undertaking this assessment reference was made to the tranquillity factors set out in Appendix 2 of the South Downs National Park Authority: Tranquillity Study (2017) included in Appendix 4 of this document. The SDNPA tranquillity scores included in that report were not used as they were

⁷ Available at https://www.horsham.gov.uk/data/assets/pdf_file/0005/50486/Steyning_Final-CA_1March2018_red.pdf

⁸ Available at https://www.westsussex.gov.uk/media/1747/steyning_eus_report_and_maps.pdf

large-scale and/or desk based and the SDNPA had reported in 2017 *“results so far [from field validation studies] indicate that the areas most susceptible to change are to a degree more tranquil than the original CPRE desk based study suggests”*. Evidence from site visits and reports from the wider community were utilised in determining whether this criterion was met.

Richness of Wildlife – consideration was given to how the space holds particular local significance for example through its management for wildlife, or for its role for local wildlife within or adjacent to the settlement, as observed when on site, through information provided within the LGS nominations and through desk top assessment.

Landscape Fringe Quality & Vantage Point – As part of its 2018 Conservation Area Appraisal and Management Plan for Steyning, HDC undertook Landscape Fringe Quality assessments and Vantage Point assessments. The Group assessed the sites abutting or within the Conservation Area on those factors.

Public access – Although not a requirement for LGS designation, public access can be a key factor as to why the site may be considered demonstrably special, for example regarding its recreational value. This factor was added to assist in identifying where public access may be a factor enabling fulfilment of the criteria.

c) Local in character and not an extensive tract of land

- 3.11. There is no clear guidance as to what constitutes an ‘extensive tract of land’. Whether a site is an ‘extensive tract of land’ was a judgement based on the extent and setting of each site considered.

Stage 3 – Validation

- 3.12. The outcome of Stage 2 was a list of sites considered suitable for designation as Local Green Space. It was then necessary to ‘validate’ these sites to ensure that the recommendation conformed with the national Planning Practice Guidance. This Guidance required the Group, where there is already a protective designation applicable to a site, to give consideration as to whether any additional local benefit would be gained by designations as LGS.

- 3.13. The main designations considered are set out below:

Village Green Status

- 3.14. Village Greens receive considerable statutory protection under the following two statutes, the Inclosure Act 1857 and the Commons Act 1876.

- 3.15. Section 12 of the Inclosure Act 1857 makes it a criminal offence to:

- wilfully cause injury or damage to any fence on a green;
- wilfully take any cattle or other animals onto a green without lawful authority³
- wilfully lay any manure, soil, ashes, rubbish or other material on a green;
- undertake any act which causes injury to the green (e.g. digging turf); or
- undertake any act which interrupts the use or enjoyment of a green as a place of exercise and recreation (e.g. fencing a green so as to prevent access).

3.16. Section 29 of the Commons Act 1876 makes it a public nuisance to:

- encroach on a green (e.g. extending the boundary of an abutting property so as to exclude people from that area);
- inclose a green (i.e. by fencing it in, whether or not the effect is to exclude public access);
- erect any structure other than for the purpose of the better enjoyment of the green; or
- disturb, occupy or interfere with the soil of the green (e.g. camping) other than for the purpose of the better enjoyment of that green

3.17. The above statutes are considered to provide a greater degree of protection than that of LGS designation. As a result, spaces which are designated as Village Greens should not be designated as LGS.

South Downs National Park

3.18. With a large portion of the Parish being located within the South Downs National Park (SDNP) it was likely that some sites that made it to this stage would fall within it. In considering whether the LGS designation would provide additional benefit to the National Park designation reference was drawn from the assessment work undertaken by SDNP Authority (SDNPA) who have designated a significant number of LGS sites within the National Park. It was also noted that the SDNPA had ruled out none of its proposed LGS sites because of its location within the National Park⁹.

3.19. Designating a green area as Local Green Space would give it protection consistent with that of Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Therefore, any development proposed on LGS would be assessed against this criterion; proposals including built form being likely to harm openness. Where harm to openness is identified it is 'inappropriate development'. Inappropriate development is, by definition, harmful and should not be approved except in very special circumstances. There are exceptions to this rule which is set out in paragraph 145 and 146 of the NPPF (see Appendix 1) which identify certain forms of development which are not inappropriate, including but not limited to:

- buildings for agriculture and forestry,
- provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments as long as the facilities preserve openness
- limited infilling in villages
- limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites).
- development brought forward under a Community Right to Build Order or Neighbourhood Development Order provided provided it preserves the openness and does not conflict with the purposes of including the land within the protection.

3.20. By contrast, National Park status seeks to limit the scale and extent of any development but does not have permanent openness as one of its aims. While great weight must be given to conserving and enhancing landscape and scenic beauty, and whilst conservation and

⁹ Available at <https://www.southdowns.gov.uk/wp-content/uploads/2017/02/Local-Green-Spaces-in-the-South-Downs-National-Park-Report-and-Appendices.pdf>

enhancement of wildlife and cultural heritage are also important considerations these factors are not as strong as Green Belt policy which requires that substantial weight is given to any harm to it, or in this case a designated Local Green Space.

- 3.21. The “very special circumstances” which need to be met to allow harm to openness of a site designated as LGS gives significantly more weight to the protection of it. It was therefore considered that LGS provides additional local benefit over the National Park designation.

School Playing Field

- 3.22. These are protected by Section 77 of the School Standards and Framework Act 1998 (SSFA 1998) which controls the disposal of land that has been used for playing fields for the purposes of a maintained school in the last 10 years and by Schedule 1 to the Academies Act 2010 which applies to any school.¹⁰
- 3.23. In cases where school playing fields are a potential site for LGS designation, it was considered that if Section 77 of the Act applies LGS designation is not required.

Allotment

- 3.24. Statutory Allotment sites need the consent of the Secretary of State and other criteria to be satisfied before disposal or loss of plots to development. See <https://www.gov.uk/government/publications/allotment-disposal-guidance-safeguards-and-alternatives>.
- 3.25. In cases where statutory allotments are considered for LGS designation, it was considered that the LGS designation is not required.
- 3.26. However, other allotments that do not benefit from statutory protection would benefit from LGS designation.

Conservation Area

- 3.27. A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. It is protected by the Planning (Listed Buildings and Conservation Areas) Act 1990 and local and national planning policy.
- 3.28. Development within such areas should protect and enhance the area. However, this was not considered to give the same degree of local protection to the space as LGS designation.

b) Contact the Landowner.

- 3.29. The LGS designations being considered can be applied regardless of land ownership. However, PPG confirms that the Parish Council should contact landowners at an ‘early stage’ about proposals to designate any part of their land as Local Green Space.
- 3.30. Once the proposed sites are finalised and agreed by the Parish Council, landowners will be notified and as the Regulation 14 Consultation is expected to commence at around the same time landowners will be asked to provide comments via this consultation process.

¹⁰ See <https://www.gov.uk/guidance/school-land-and-property-protection-transfer-and-disposal> for more information.

4. Assessment of sites

- 4.1. This section contains the Stages 1, 2 and 3 assessment of sites in accordance with the methodology set out in Section 3 above.

Stage 1 – Desktop Assessment

- 4.2. The results of the Stage 1 assessment are set out below:

No.	Name	Commentary	Action
1	The Memorial Playing Field	Not allocated for Development + No PP	Move to stage 2
2	The Rifle Range	Not allocated for Development + No PP	Move to stage 2
3	Mill Field	Not allocated for Development + No PP	Move to stage 2
4	Bayards Field	Not allocated for Development + No PP	Move to stage 2
5	Land North of the Leisure Centre (School Fields)	Not allocated for Development + No PP	Move to stage 2
6	Steyning Football Club	Not allocated for Development + No extant PP for development. However, the area comprises a stadium and 3G pitch which is considered to represent development across much of the site.	Do not proceed.
7	Shooting Fields Green Space	Not allocated for Development + No PP	Move to stage 2
8	Land at Thornscoft	Not allocated for Development + No PP	Move to stage 2
9	Site at Abbey Road (South)	Not allocated for Development + No PP	Move to stage 2
10	Site at Abbey Road (North)	Not allocated for Development + No PP	Move to stage 2
11	Fletchers Croft	Not allocated for Development + No PP recreational asset currently	Move to stage 2
12	Land East of Kings Stone Avenue (South of Kings Barn Farm)	Not allocated for Development + No PP	Move to stage 2
13	Land to the rear of Chandlers Way	Not allocated for Development + No PP	Move to stage 2
14	Sweetland Field	Not allocated for Development + No PP	Move to stage 2
15	Canada Gardens Allotments North of Newham Lane	Not allocated for Development + No PP allotments for recreation and leisure benefits and health and wellbeing.	Move to stage 2

16	The Rublees Allotments	Not allocated for Development + No PP allotments for recreation and leisure benefits and health and wellbeing.	Move to stage 2
17	Gatewick	Not allocated for Development + No PP	Move to stage 2

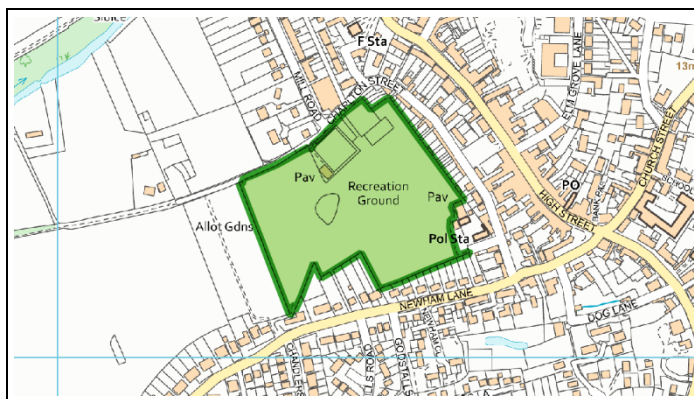
4.3. Following the Stage 1 assessment, Space 6 (Steyning Football Club) was removed from the assessment.

Stage 2 – Detailed Evaluation

4.4. This section contains the detailed evaluations of each sit.

Space Ref: **1**

Space Name: **The Memorial Playing Field**



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Located close to town	Yes
b) Local in character and not an extensive tract of land		Total area is 4.4ha We were able to see the majority of boundaries clearly from within the site and therefore consider it not to be an extensive tract of land.	Yes
c) Demonstrably special to the local community	Beauty	The MPF, nestled at the foot of the Downs, is highly prized by residents for its beauty and location, with a stunning backdrop of the South Downs rising behind. It is an open grassed area with many mature trees and the community orchard.	Yes
	Historic significance	The space contains a Garden of Remembrance (Royal British Legion) with a memorial that lists those that gave their lives in WW2. The space is used for a number of annual events including the 'Wassail, (an ancient tradition that wakes sleeping fruit trees from their winter slumber). These factors are not considered sufficient to satisfy this criterion	No
	Recreational value	The space represents the primary recreational space within the Town. It is used for sport and informal recreation by a range of groups. Sports played includes bowls (April until end of Sept), cricket is a regular activity throughout the season with a range of age groups (Start of April to end of August), tennis (year-round), football and basketball. In addition, families	Yes

		use it for informal games and picnics etc. There is also an equipped children's play area.	
	Tranquillity	This space has noise during recreational activities but for approx. 90% of the time it is very quiet (Source: professional noise reports carried out re: proposed skatepark). There are other tranquillity indicators here, such as the natural landscape and wide open spaces, natural sounds of bird song, wind rustling through trees and dark night skies enabling clear view of stars.	Yes
	Wildlife	Community orchard and established hedgerows encourage birds, bats, hedgehogs, hazel dormice, bank voles, and harvest mice and visiting badgers but the majority is not wild-life friendly and so on balance this criterion is considered not satisfied	No
	Landscape fringe quality and view/vantage point re Conservation Area	The Group accepted the HDC assessment within its 2018 Steyning Conservation Area Appraisal and Management Plan, pages 16 and 19, that the landscape fringe of the Conservation Area has a high sensitivity to change associated with development at this site. HDC did not identify a key view into or out of the Conservation Area at this point, however the Group were of the opinion that this site provides key views of the highest quality from the Conservation Area of the open countryside including Chanctonbury Ring	Yes
	Public access	Excellent public access and opportunities	Yes

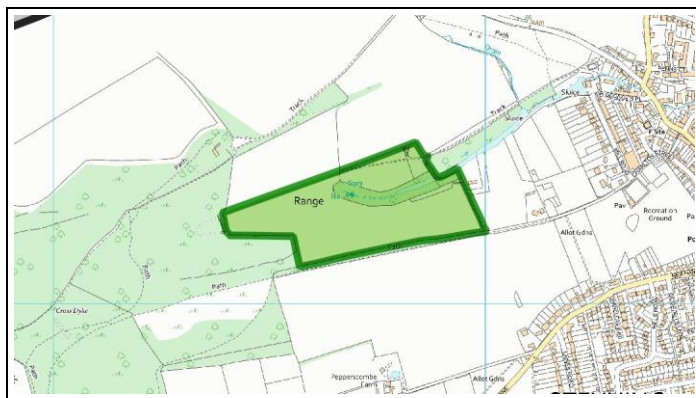
Conclusion:

This space is in reasonably close proximity to the community it serves, is local in character and is not an extensive tract of land.

The site is demonstrably special to the local community and holds a particular local significance because of its recreational value in particular but also because of its beauty and predominant tranquillity. It also provides key views from the Conservation Area and acts as an important landscape fringe to the Conservation Area
The site satisfies Stage 2.

Space Ref: 2

Space Name: The Rifle Range



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		The most used access point is 250m from the MPF, via a public footpath.	Yes
b) Local in character and not an extensive tract of land		Total area is 9.3ha. Whilst larger than other areas being considered this space is not considered to be an extensive tract of land.	Yes
c) Demonstrably special to the local community	Beauty	The space is a natural valley in the landscape. It contains a spring and a pond within a copse of trees and hedgerows. The sides of the site are steeply sloping with mature trees and hedgerows on the boundaries. The area has a very distinct character and is a key part of the SDNP. It is considered a very beautiful place.	Yes
	Historic significance	This area is a former military rifle range of historic significance. The rifle range came into existence in 1860 with the main structures appearing around WW2 before being abandoned in the 1980's. The target mechanisms have been preserved and can still be seen and there is an interpretation board. The pond is the upper reservoir for the historic mill downstream.	Yes
	Recreational value	Heavily used by dog walkers, walkers, and visitors accessing SD Way. Fenced children's wild/nature play area and recently planted community orchard. Steyning Downland Scheme Big Picnic days are held on site annually.	Yes
	Tranquillity	The site has a calming feel and is very peaceful. It is a fantastic vantage point overlooking Steyning with vistas beyond. The natural environment is the dominating feature. The natural sounds of bird song, wind rustling through trees and dark night skies enabling clear view of stars, flowing water and open vistas are all features here. Cattle are often present.	Yes

	Wildlife	The Rifle Range is a nationally recognised and visited site for the brown hairstreak butterfly. It is also a site for the Adonis Blue and Silver Spotted Skipper butterflies, plus a red list creature, which is not named here for reasons of confidentiality. It is referred to on P.19 of the confidential 5 June 2019 Bio-Diversity Report commissioned by the Steering Committee.. Additional information about flora and fauna is given at page 213 of this confidential report.	Yes
	Landscape fringe quality and view/vantage point re Conservation Area	N/A. The site does not abut the Conservation Area and does not provide any key views to or from it.	No
	Public access	Access to and across the site is via a network of footpaths.	Yes

Conclusion:

This green space is in reasonably close proximity to the community it serves, is local in character and is not an extensive tract of land.

It is demonstrably special to the local community and holds a particular local significance because of its beauty, historic significance, recreational value, tranquillity and wildlife.

The site satisfies Stage 2

Space Ref: **3**
Space Name: **Mill Field**



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Located close to town on the edge of the settlement boundary.	Yes
b) Local in character and not an extensive tract of land		Approx. 3.23ha. We were able to see the majority of boundaries clearly from within the site and therefore consider it not to be an extensive tract of land.	Yes
c) Demonstrably special to the local community	Beauty	Lovely rural setting which affords key views towards the escarpment north and west, and to the town conservation area edge and church beyond to the south. It is a pasture with boundaries of mature hedges and trees. See Pages 16 and 17 of HDC's Steyning Conservation Area Appraisal and Management Plan 2018 which describes the landscape fringe qualities of this area and its high sensitivity. Pages 21 (Map 6) and 23 provide evidence that the field provides one of four key vantage points of the Town (Appendix 3)	Yes
	Historic significance	Part of the field is in an Archaeological Notification Area but beyond that there does not appear to be any great historic significance.	No
	Recreational value	The footpath across this field is used by walkers and dog walkers as well as privately to keep and train horses/ponies. While the path provides an important rural link between the Downs and the Town the recreational value of the field is low	No
	Tranquillity	Described as "a tranquil landscape with no intrusions providing valued recreational space" in HDC's Steyning Conservation Area Appraisal and Management Plan 2018. Other tranquillity indicators include ability to hear the natural sounds of bird song, wind rustling through trees and to see dark night skies enabling clear view of stars. Wide vistas and	Yes

		its location within a natural landscape are additional factors	
	Wildlife	See the Sussex Biodiversity Record Centre (Ecological Data Search SXBRC/17/793) which gives some indication of wildlife in the broader area and residents have reports of visits by deer and the like however due to the predominantly agricultural nature of the field, on balance it is considered that there is currently insufficient evidence to say “yes”	No
	Landscape fringe quality and view/vantage point re Conservation Area	See Pages 16 and 17 of the HDC Steyning Conservation Area Appraisal and Management Plan 2018 which describe the landscape fringe qualities of this area and its high sensitivity. See also pages 21 and 23 concerning the vantage point into the Conservation Area which the field provides where the footpaths intersect	Yes
	Public access	Good public access (Two footpaths)	Yes

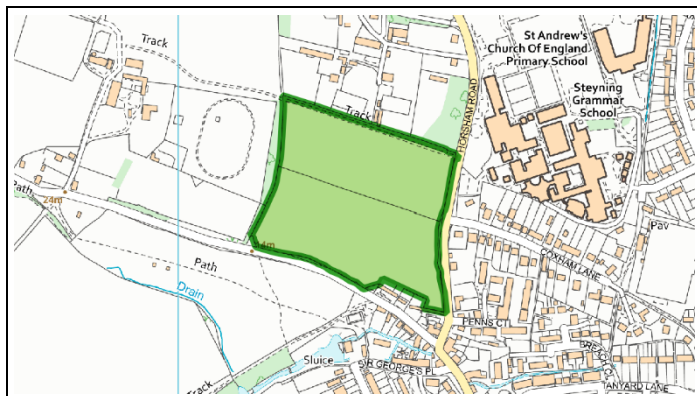
Conclusion:

This space is in reasonably close proximity to the community it serves and is local in character and is not an extensive tract of land.

The green space is demonstrably special to the local community and holds a particular local significance because of its beauty and tranquility. It also provides key views into the Conservation Area and acts as an important landscape fringe to the Conservation Area.

The site satisfies Stage 2.

Space Ref: 4
Space Name: Bayards Field



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Adjacent to town forms boundary of Conservation Area.	Yes
b) Local in character and not an extensive tract of land		5.3ha site. Self-contained with clearly defined boundaries. Able to see boundaries from within the site and therefore consider it not to be an extensive tract of land.	Yes
c) Demonstrably special to the local community	Beauty	The space is a pair of arable fields separated by a hedge, which benefits from long views to/from the Downs and the scarp slopes which contributes towards its beauty. The space is very important to the community as its elevated position forms the beautiful green backdrop to views from the High Street and emphasizes the Town's connection to the adjacent countryside. The hedges and trees which the fields host are interlinked with, and integral to, the fields themselves. Because of the elevated position of the fields these form a vital part of the beauty of the site when viewed from certain locations (such as the High Street). This beauty provides the setting for Steyning ensuring that even when you are in its busiest part you retain a visual link to the beautiful countryside around it. It has been suggested in representations that the site cannot be seen in views from the High Street and while it is true that much of the surface of the fields cannot be seen, the vegetation they host can be. This provides a vital rural link currently without the effect of urbanising development above the roof line of the existing buildings when viewed from the most important part of Steyning – the central High Street area. Any change from a rural vista to a built one would have a profoundly negative impact on the historic character of Steyning and in particular the centre of the Conservation Area.	Yes

		The beautiful green space very positively contributes to Steyning's beauty when viewed from the central High Street at the heart of the Town's Conservation Area and elsewhere, including the upper section of the Rifle Range LGS. See Pages 16 and 17 of the HDC Steyning Conservation Area Appraisal and Management Plan 2018 which describes this landscape fringe qualities and its high sensitivity.	
	Historic significance	This space is the only remaining intact medieval boundary of Steyning (Roland Harris, WSCC & English Heritage – Steyning Historic Character Assessment 2004). The report states this site is “the only remaining historic boundary of the ancient town settlement”, “immediate backdrop to the town's most historic buildings” and “maintaining this rare historic urban/countryside interface must be a priority”. (Roland Harris report, P.33-34). It abuts the Steyning Conservation Area and several listed buildings including a Medieval Workhouse forming a vital part of their setting. The HDC Steyning Conservation Area & Management Plan 2018 considers this site to be highly sensitive to the historic setting.	Yes
	Recreational value	Apart from the well-used public footpath on the northern edge as an entry point to the Downs used by dog walkers, bird watchers and ramblers and forming an important link between the South Downs Way to the east and west of Steyning its recreational value is low because it is an agricultural field with no other right of access	No
	Tranquillity	The site has tranquil features, with natural sounds of bird song, views of the ripening wheat, wind rustling through trees along the footpath and dark night skies enabling clear view of stars. It is also part of the wider landscape and enjoys, and is part of, wide vistas. Despite its proximity to the adjacent road, the road descends into a natural cutting and for the majority of the time does not significantly detract from the tranquillity of the whole site. On balance a “yes” despite the road.	Yes
	Wildlife	See the Sussex Biodiversity Record Centre (Ecological Data Search SXBRC/17/793) which gives some indication of wildlife in the broader area. Residents have observed and photographed a number of species on the	No

		field. However, like the Mill Field; is an agricultural field and so on balance the richness of its wildlife is not considered sufficient to satisfy this criterion.	
	Landscape fringe quality and view/vantage point re the Conservation Area	It is shown in the HDC Steyning Conservation Area Appraisal and Management Plan 2018 as being in a landscape fringe zone of high sensitivity. Although HDC did not identify a key view in its report, the Group were of the opinion that the elevated position makes it a key view from the centre of the Town's Conservation Area, looking down the High Street to which it forms the green back-drop.	Yes
	Public access	Well used public footpath on northern edge within the space.	Yes

Conclusion:

This space is in reasonably close proximity to the community it serves, is local in character and is not considered to be an extensive tract of land. The site is demonstrably special to the local community and holds a particular local significance because of its beauty, historic significance, tranquility. It also provides a key view from the Conservation Area and acts as an important landscape fringe to the Conservation Area. The site satisfies Stage 2.

Space Ref: 5

Space Name: Land North of the Leisure Centre (School Fields)



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is adjacent to the built-up area and school which it serves.	Yes
b) Local in character and not an extensive tract of land		8.744 Ha This site, whilst large, is well contained and not an extensive tract of land.	Yes
c) Demonstrably special to the local community	Beauty	High levels of recreational facilities. Good quality structural planting to the boundary areas that help protect the site from the residential areas and the road. A green space mainly laid to grass that lacks a natural feel. Whilst a pleasing space to be in, not considered to be particularly beautiful.	No
	Historic significance	None that we are aware of.	No
	Recreational value	This space's purpose is for recreational and sporting activities associated with the school. Sports areas which are clearly visible include rugby, football, athletics and hockey. It is therefore considered to be demonstrably special for its recreational value.	Yes
	Tranquillity	Despite this being a school playing field, due to low use for the majority of the time it is relatively tranquil in several important respects with tranquillity indicators here such as the natural sounds of bird song, wind rustling through trees and dark night skies after the floodlights are turned off enabling clear view of stars however it is considered that the proximity of the by-pass and of the Horsham Road as well as the flood-lit pitches significantly detract from these indicators of tranquillity.	No
	Wildlife	Not aware of any demonstrably special biodiversity on the site.	No

	Landscape fringe quality and view/vantage point re conservation area.	N/A. The site does not abut the Conservation Area and provides no key views to or from it.	No
	Public access	No public access without permission/authorisation.	No.

Conclusion:

This space is in reasonably close proximity to the community it serves and is local in character and not an extensive tract of land.

The site is demonstrably special to the local community and holds a particular local significance because of its recreational value.

The site satisfies Stage 2

Space Ref: 7

Space Name: **Shooting Fields Green Space**



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Within the community it serves.	Yes
b) Local in character and not an extensive tract of land		This is a small 0.25ha space which is local in character.	Yes
c) Demonstrably special to the local community	Beauty	The site itself is well maintained and contains a collection of established trees. However it has limited aesthetic merits.	No
	Historic significance	Low	No
	Recreational value	This space provides some recreational value for the immediately surrounding properties but on current evidence the level of value is not considered to make it demonstrably special to the community it serves.	No
	Tranquillity	Adjacent roads and housing on all sides – not tranquil.	No
	Wildlife	Low to none	No
	Landscape fringe quality and view/vantage point re Conservation Area	N/A. The site does not abut the Conservation Area and does not provide key views to or from it	No
	Public access	Yes	Yes

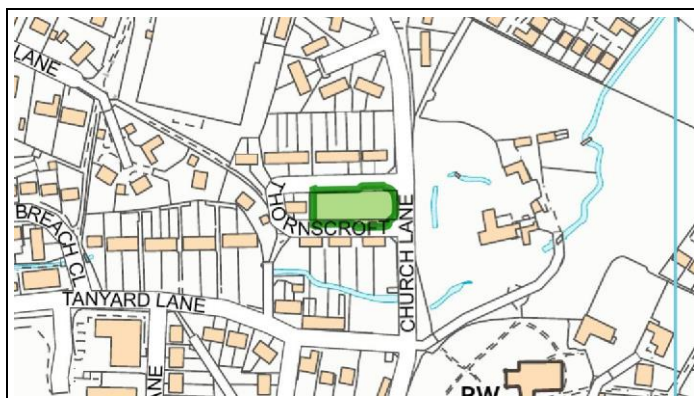
Conclusion:

The site is not demonstrably special to the local community and does not hold any particular local significance relating to any of the factors listed in the NPPF.

The site does not satisfy Stage 2.

Space Ref: 8

Space Name: Land at Thornscroft



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Within the community it serves	Yes
b) Local in character and not an extensive tract of land		This is a small 0.13ha space and is local in character.	Yes
c) Demonstrably special to the local community	Beauty	Area laid to grass with little natural beauty. A small collection of trees provides an attractive roadside presence, however the site is enclosed by houses on three sides. It is limited in aesthetic merits.	No
	Historic significance	None known of.	No
	Recreational value	This space provides some recreational value for the immediately surrounding properties but on current evidence the level of value is not considered sufficient to make it demonstrably special to the community it serves.	No
	Tranquillity	Surrounded by roads with Church Lane leading to Shooting Field being a well-used road for residents and the school	No
	Wildlife	Low to none.	No
	Landscape fringe quality and view/vantage point re Conservation Area.	N/A The site does not abut the Conservation Area and does not provide any key views to or from it.	No
	Public access	Yes	Yes

Conclusion:

The site is not demonstrably special to the local community and does not hold any particular local significance relating to of any of the factors listed in the NPPF.

The site does not satisfy Stage 2.

Space Ref: 9

Space Name: Site at Abbey Road
(South)



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Within the community it serves.	Yes
b) Local in character and not an extensive tract of land		0.74ha space. We are able to see the majority of boundaries clearly from within the site and therefore consider it to not be an extensive tract of land.	Yes
c) Demonstrably special to the local community	Beauty	This space provides a green corridor into the settlement which is considered important to the adjacent community. The area is mown grassland with an attractive background of mature trees and edged on one side by the stream which rises from the spring at the Rifle Range but is of no particular beauty. On balance, a "no".	No
	Historic significance	Space abuts curtilage of listed building but is separated by mature vegetation. No noteworthy historic significance.	No
	Recreational value	The space is used by the local community as a recreational area. It is used for informal sports and dog walking daily. Given the absence of similar spaces available to the adjacent community this is demonstrably special for its recreational value.	Yes
	Tranquillity	The site is a relaxing and tranquil space, with natural sounds of bird song, wind through trees, etc., and the sight of flowing water along one edge, although the road along another edge and the traffic noise from the A283 both detract from the overall sense of tranquillity. On balance, again a "no" though this is a fine judgment call, as is the question of beauty	No
	Wildlife	The site consists of mown grass and whilst there is potential for important habitat along its southern boundary, overall it is not considered to meet this criterion.	No

	Landscape fringe quality and view/vantage point re Conservation Area	See Pages 16 and 17 of the Horsham Steyning Conservation Area Appraisal and Management Plan 2018 which describe the landscape fringe qualities of this area and its medium sensitivity. See also pages 21 and 23 concerning the noteworthy vantage point the field provides.	Yes
	Public access	Yes. It is a registered village green.	Yes

Conclusion:

This space is in reasonably close proximity to the community it serves, is local in character and is not an extensive tract of land.

The site is demonstrably special to the local community and holds a particular local significance mainly because of its recreational value, landscape fringe quality and vantage point. It gains some support also from the cumulative effects of the beauty and tranquillity ratings even though they were insufficient to score individually.
The site satisfies Stage 2

Space Ref: **10**

Space Name: **Site at Abbey Road (North)**



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Within the community it serves.	Yes
b) Local in character and not an extensive tract of land		1.05ha space. We are able to see the majority of boundaries clearly from within the site and therefore consider it to not be an extensive tract of land.	Yes
c) Demonstrably special to the local community	Beauty	This space provides a green corridor into the settlement, which is considered important to the adjacent community. This area forms a flood plain and consists of rough grassland and natural vegetation. Given its location within the urban area such a feature is unusual and considered beautiful in this context.	Yes
	Historic significance	No noteworthy historic significance.	No
	Recreational value	This village green space is valued and used by the local community for dog walking and general enjoyment.	Yes
	Tranquillity	The site is considered to be a relaxing and tranquil space, with natural sounds of bird song, wind through trees, etc., and the sight of flowing water along one edge, however the road along another edge and the traffic noise from the A283 which is very close at this point both detract from the overall sense of tranquillity – more so than for the southern site and therefore more clearly a “no”.	No
	Wildlife	The site consists of rough grass and vegetation as it forms a flood plain. The space is minimally managed to provide scope for wildlife to flourish within it. The semi-wild nature of the site provides a good habitat for a variety of wildlife and it is therefore likely to meet this criterion but at this stage there is insufficient evidence and hence a “no”.	No

	Landscape fringe quality and view/vantage point re Conservation Area	See Pages 16 and 17 of the HDC Steyning Conservation Area Appraisal and Management Plan 2018 which describe the landscape fringe qualities of this area and its medium sensitivity.	Yes
	Public access	Yes. It is a registered village green	Yes

Conclusion:

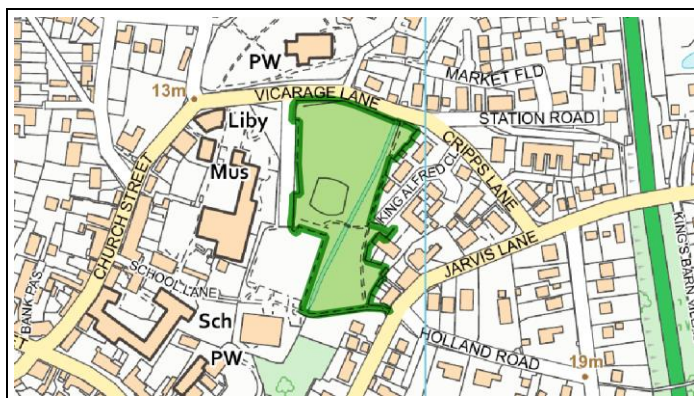
This space is in reasonably close proximity to the community it serves and is local in character and not an extensive tract of land.

The site is demonstrably special to the local community and holds a particular local significance because of its beauty, recreational value and landscape fringe quality.

The site satisfies Stage 2

Space Ref: **11**

Space Name: **Fletchers Croft**



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Located in the Town	Yes
b) Local in character and not an extensive tract of land		1.083 ha space approximately. We are able to see the boundaries clearly from within the site and therefore consider it to not be an extensive tract of land.	Yes
c) Demonstrably special to the local community	Beauty	The space has an established tree line along its eastern boundary and stream running through the space. However, the space is primarily formed by an area of mown grass for recreational use by the community. The surrounding residential/urban environment and car park are considered to detract from the space's beauty. Overall it is not considered to be of particular beauty.	No
	Historic significance	The space formed part of Minster Precinct in (950-1065) but has been vacant or informal parkland from around 1066 till today. Whilst it has a historical use this is not considered to give the space today particular local significance or make it demonstrably special for its historical significance.	No
	Recreational value	This space is located in the centre of the settlement and is a focal point for informal recreation in the vicinity. It is also home to a children's play area, and an adult outdoor fitness suite as well as being used for informal sports. The Steyning Festival is also hosted here.	Yes
	Tranquillity	Parts of the space are relatively quiet and it has tranquil features such as the stream however the play facilities, adjacent car park, roads and residential uses result in the space not being considered tranquil.	No
	Wildlife	The space is highly managed, largely consisting of mown grass. There is scope for the treed area to host wildlife and the stream	No

		probably has wildlife however there is currently insufficient evidence.	
	Landscape fringe quality and view/vantage point re Conservation Area	The site is within the Conservation Area. Although HDC did not identify any fringe landscape sensitivity or key views the Group were of the opinion that the site provides a key historic and and beautiful view across to St Andrew's Church	Yes
	Public access	Highly accessible	Yes

Conclusion:

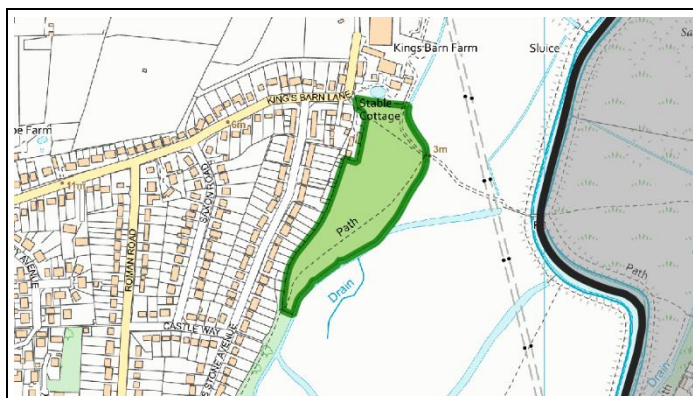
This space is in reasonably close proximity to the community it serves and is local in character and is not an extensive tract of land.

The site is demonstrably special to the local community and holds a particular local significance primarily because of its recreational value. But also because it provides a key view point of the Church

The site satisfies Stage 2

Space Ref: **12**
Space Name: **Land East of Kings Stone Avenue (South of Kings Barn Farm)**

Space Ref: **12**
Space Name: **Land East of Kings Stone Avenue (South of Kings Barn Farm)**



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		The space is adjacent to the settlement boundary and is therefore close to the community it serves.	Yes
b) Local in character and not an extensive tract of land		2.306 ha space We were able to see the majority of boundaries clearly from within the site and therefore consider it not to be an extensive tract of land.	Yes
c) Demonstrably special to the local community	Beauty	The site is laid to pasture. Some views across the Adur valley are of high quality. However, the field adjacent to this location is crossed by electricity and telephone wires strung between pylons which detract from the beauty of that adjacent space. On balance, the site itself (as opposed to the general area of which it is part) is considered not to satisfy this criterion. This is a “no” though it is recognised that this is a close judgment.	No
	Historic significance	Historically would have made up part of the port of Steyning. However, the space today has little, if any, references to this and it is not considered this would make it demonstrably special to the local community.	No
	Recreational value	This space is an agricultural field. It has several footpaths traversing the space used by walkers providing onward links to Ashurst, Bramber and Upper Beeding. However, beyond the use of these paths it is not considered to be of particular recreational value.	No
	Tranquillity	Although there are factors associated with tranquillity such as low intensity arable use, cattle grazing and wide vistas as well as bird song and wind in the trees, and views of the stars at night, the site is not considered to be ‘tranquil’ primarily because of noise from the A283 on the prevailing wind and the visual disharmony caused by the pylons. It is	No

		recognised that this is a closely balanced judgment.	
	Wildlife	The area is pasture primarily used for grazing and appears to have little if any associated wildlife other than passing birds	No
	Landscape fringe quality and view/vantage point re Conservation Area	N/A. The site does not abut the Conservation Area and does not provide any key views to or from it.	No
	Public access	Yes good access with two footpaths.	Yes

Conclusion:

The site is not demonstrably special to the local community and does not hold any particular local significance relating to of any of the factors listed in the NPPF.

The site does not satisfy Stage 2.

Space Ref: **13**

Space Name: **Land to the rear of
Chandlers Way**



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Within the community it serves.	Yes
b) Local in character and not an extensive tract of land		0.14ha site. We were able to see the majority of boundaries clearly from within the site and therefore consider it not to be an extensive tract of land.	Yes
c) Demonstrably special to the local community	Beauty	This space is a small parcel of grassed land surrounded by urban/residential properties. Of no particular beauty.	No
	Historic significance	None that we are aware of.	No
	Recreational value	While the space does contain a small children's play area and is used by some members of the community it is not considered to be demonstrably special.	No
	Tranquillity	Surrounded by residential properties the space is not considered to be particularly tranquil.	No
	Wildlife	Area laid to grass with little else. Very low potential for wildlife.	No
	Landscape fringe quality and view/vantage point re Conservation Area	N/A. The site does not abut the Conservation Area and does not provide any key views to or from it.	No
	Public access	Yes.	Yes

Conclusion:

The site is not demonstrably special to the local community and does not hold any particular local significance relating to any of the factors listed in the NPPF.

The site does not satisfy Stage 2.

Space Ref: **14**

Space Name: **Sweetland Field**



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Adjacent to the community	Yes
b) Local in character and not an extensive tract of land		3.2 ha space We are able to see the majority of boundaries clearly from within the site and therefore consider it not to be an extensive tract of land.	Yes
c) Demonstrably special to the local community	Beauty	Agricultural field / pastureland. It can be seen in key views from the Bostal Road, Steyning and features in the foreground of the photo of Key Vantage Point d) on page 23 of the HDC Steyning Conservation Area Appraisal and Management Plan 2018. It also forms one side of the beautiful, enclosed single-track country lane which Newham Lane becomes at that point, as one passes up to enter the footpath and bridleway network in the National Park. It also forms an abrupt and beautiful transition from the built-up boundary of the Town and developed part of Newham Lane as one passes up Newham Lane into the countryside	Yes
	Historic significance	Not aware of any historic value..	No
	Recreational value	Public footpath runs adjacent the Eastern boundary of the space, with views across the field. The field itself is not used by the public.	No
	Tranquillity	This space is in the SDNP and borders a quiet country lane and the gardens of adjacent properties. Other tranquillity indicators include wide vistas and ability to hear the natural sounds of bird song, wind rustling through trees and to see dark night skies enabling clear view of stars.	Yes
	Wildlife	This field is currently pastureland within the SDNP and will have wildlife consistent with this however there is currently no evidence to support this criterion.	No

	Landscape fringe quality and view/vantage point re conservation Area	N/A. The site does not abut the Conservation Area and does not provide any key views to or from it.	No
	Public access	None	No

Conclusion:

This space is in reasonably close proximity to the community it serves and is local in character and not an extensive tract of land.

The site is demonstrably special to the local community and holds a particular local significance because of its beauty and tranquillity.

The site satisfies Stage 2.

Space Ref: **15**
 Space Name: **Canada Gardens Allotments (North of Newham Lane)**



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is a very short walk to the community it serves.	Yes
b) Local in character and not an extensive tract of land		0.772 ha space We are able to see the majority of boundaries clearly from within the site and therefore consider it not to be an extensive tract of land.	Yes
c) Demonstrably special to the local community	Beauty	The site contains a number of allotments including the paraphernalia associated with such a use including greenhouses, sheds, polytunnels etc. Due to its elevated position and location it has lovely views of the surrounding Downland but on balance it is concluded that the paraphernalia prevent a score of "yes". It is appreciated that the aesthetics of allotments and in particular the rows of growing crops etc. could easily lead to a contrary view.	No
	Historic significance	None that we are aware of.	No
	Recreational value	This space is used as allotments which is a highly prized recreational activity within the community.	Yes
	Tranquillity	Overall this site is considered to be tranquil. There are the natural sounds of bird song, wind rustling through trees and dark night skies enabling clear view of stars.	Yes
	Wildlife	Allotments are widely regarded as havens for wildlife. Allotment holders report seeing a wide variety of wildlife at the site, including deer, slow worms, lizards and rabbits.	Yes
	Landscape fringe quality and view/vantage point re Conservation Area	N/A. The site does not abut the Conservation Area and does not provide any key views to or from it.	No
	Public access	No – allotment holders only	No

Conclusion:

This space is in reasonably close proximity to the community it serves and is local in character and not an extensive tract of land.

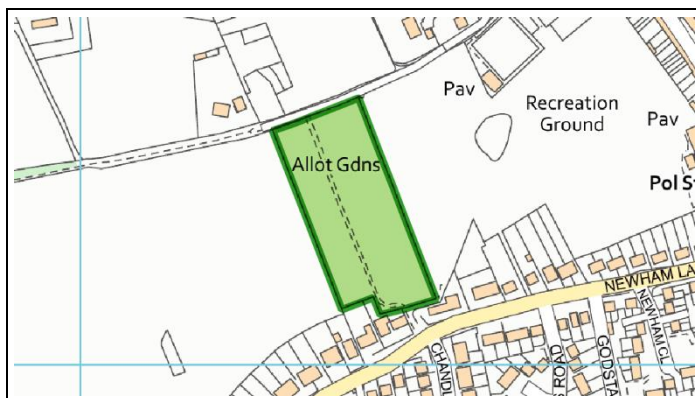
The site is demonstrably special to the local community and holds a particular local significance because of its recreational value, its tranquillity and its wildlife.

The site satisfies Stage 2

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Space Ref: **16**

Space Name: **The Rublees Allotments**



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is a very short walk to the community it serves.	Yes
b) Local in character and not an extensive tract of land		1.275 ha space We are able to see the majority of boundaries clearly from within the site and therefore consider it to not be an extensive tract of land.	Yes
c) Demonstrably special to the local community	Beauty	The site contains a number of allotments including the paraphernalia associated with such a use including greenhouses, sheds, polytunnels etc. Due to its elevated position and location it has lovely views of the surrounding Downland but on balance it is concluded that the paraphernalia prevent a score of "yes". It is appreciated that the aesthetics of allotments and in particular the rows of growing crops etc. could easily lead to a contrary view.	No
	Historic significance	The hedgerow forming part of the site is a protected one. It contains historic varieties of perry pear and other fruiting trees, some of national importance because of rarity.	Yes
	Recreational value	This space is used as allotments which is a highly prized recreational activity within the community.	Yes
	Tranquillity	Reported by locals to be generally a very tranquil and relaxing space; a fact apparent on inspection	Yes
	Wildlife	Allotments are widely regarded as havens for wildlife. Allotment holders' reports confirm this.	Yes
	Landscape fringe quality and view/vantage point re Conservation Area.	Although the site abuts the Conservation Area the hedgerow means that it provided no views of the Conservation Area.	No
	Public access	No – allotment holders only	No

Conclusion:

This space is in reasonably close proximity to the community it serves and is local in character and not an extensive tract of land.

The site is demonstrably special to the local community and holds a particular local significance because of its recreational value, its tranquillity and its wildlife.

The site satisfies Stage 2

Space Ref: 17

Space Name: Gatewick



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Within the community, next to the Church.	Yes
b) Local in character and not an extensive tract of land		2.540 ha space This space is local in character and not an extensive tract of land.	Yes
c) Demonstrably special to the local community	Beauty	This site is an attractive and well-maintained private garden. It has a flint wall boundary along the road and mature trees which obscures the view from the road, but this does not detract from the intrinsic beauty of the site, which can be seen through the iron gates and from the higher elevation of the churchyard,	Yes
	Historic significance	The space forms the curtilage of the Grade II listed house and is well related to the church. There was also a water mill in the grounds until 1878. It is considered to be of historic value.	Yes
	Recreational value	None – private garden.	No
	Tranquillity	The space forms a large residential garden and has a number of the features associated with tranquillity.	Yes
	Wildlife	This space forms part of the green corridor into the centre of Steyning and is likely to have wildlife, but there is no current evidence available	No
	Landscape fringe quality and view/vantage point re Conservation Area	The site is within the Conservation Area. The Group accepted the HDC assessment within its 2018 Steyning Conservation Area Appraisal and Management Plan that the landscape fringe of the Conservation Area has a medium sensitivity to change associated with development at this site. It provides no relevant views to or from the conservation area because it is private land. On balance, the Group decided that a medium sensitivity with no relevant views made the answer “No”.	No

	Public access	No	No
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Conclusion:

This space is in reasonably close proximity to the community it serves and is local in character and not an extensive tract of land.

The site is demonstrably special to the local community and holds a particular local significance because of its beauty, historic significance and its tranquillity.

The site satisfies Stage 2.

Stage 3 – Validation

- 4.5. Following the Stage 2 detailed evaluation, those sites considered potentially suitable for designation as Local Green Space were then ‘validated’ by complying with the PPG which requires that, where there are already protective designations on a site, consideration should be given to what additional local benefit the layer of LGS designation would offer.

Ref	Name	a) Already protected?	b) Landowner contacted	Conclusion
1	The Memorial Playing Field	1 Village Green Status provides protection under Section 12 of the Inclosure Act 1857 against injury or damage and interruption to use or enjoyment as a place for exercise and recreation. It is a criminal offence to cause injury or damage to village greens. AND Section 29 of the Commons Act 1876 makes encroachment on, or inclosure of, a green, and interference with or occupation of the land, illegal unless it is with the aim of improving the enjoyment of the green. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/477980/tvg-faq.pdf 2 In Steyning Conservation Area. 3 Western end is in SDNP.	Yes – during Reg.14 consultation.	Do not Designate. The three layers of existing designation are considered adequate
2	The Rifle Range	In South Downs National Park. LGS considered to provide additional local benefit. The Rifle Range has features which qualify it for LGS designation based on an exceptional number of factors. The “exceptional circumstances” required to remove the permanent openness of LGS designation gives significantly more weight to the protection of these features than does being in the National Park alone.	Yes – during Reg.14 consultation.	Designate.
3	Mill Field	In South Downs National Park. LGS considered to provide additional local benefit. National Park designation refers to “landscape” and “scenic beauty” whereas LGS designation refers to “beauty”. This permits more granular consideration of local views rather than of the broader vistas which the landscape and scenic descriptors suggest. The Mill Field qualifies on “beauty” in part because it	Yes – during Reg.14 consultation.	Designate.

Ref	Name	a) Already protected?	b) Landowner contacted	Conclusion
		provides an important view into the Conservation Area and in part because it forms part of a highly sensitive landscape fringe to the conservation Area The “exceptional circumstances” required to remove the permanent openness of LGS designation gives significantly more weight to the protection of this feature than does being in the National Park.		
4	Bayards Field	In South Downs National Park. LGS considered to provide additional local benefit. Bayards is considered suitable for designation, amongst other things, because of its historic significance as the only remaining intact medieval boundary of Steyning. The “exceptional circumstances” required to remove the permanent openness of LGS designation gives significantly more weight to the protection of this feature, about which the Historic Character Assessment referred to in the appraisal of that site says “maintaining this rare historic urban/countryside interface must be a priority”. than does the “important consideration” of conservation and enhancement of cultural heritage required by NP status. Beauty and sensitivity of the landscape fringe and views in relation to the Conservation Area are other factors which qualify Bayards for LGS designation. National Park designation refers to “landscape” and “scenic beauty” whereas LGS designation refers to “beauty”. This permits more granular consideration of local views rather than of the broader vistas which the landscape and scenic descriptors suggest. The view from the High Street to Bayards which forms the very important green backdrop to the end of the High Street is a local view of a beautiful field which very much enhances the High Street, rather than being a National Park level view of scenic or landscape beauty. Because of its elevated position in relation to the High Street, the permanent preservation of Bayards Field free of buildings or similar development is essential to the preservation of this highly	Yes – during Reg.14 consultation.	Designate.

Ref	Name	a) Already protected?	b) Landowner contacted	Conclusion
		distinctive local view which is a very important feature of the Town.		
5	Land North of the Leisure Centre (School Fields)	School Playing Field. Protected by Section 77 of the School Standards and Framework Act 1998 (SSFA 1998) which controls the disposal of land that has been used for playing fields for the purposes of a maintained school in the last 10 years and by Schedule 1 to the Academies Act 2010 which applies to any school. https://www.gov.uk/guidance/school-land-and-property-protection-transfer-and-disposal	Yes – during Reg.14 consultation.	Do not designate. This space is sufficiently protected
9	Site at Abbey Road (South)	Village Green status – LGS designation not considered necessary.	Yes – during Reg.14 consultation.	Do Not Designate This space is sufficiently protected by its village green status
10	Site at Abbey Road (North)	Village Green status – LGS designation not considered necessary.	Yes – during Reg.14 consultation.	Do Not Designate This space is sufficiently protected by its village green status
11	Fletchers Croft	Within Steyning Conservation Area. The consequent requirement that any development should protect and enhance the area is not considered to give the same degree of local protection to the site itself as does the aim of permanent openness which comes from LGS designation. Even in recent months, despite the location in the Conservation Area, we have seen HDC complete a long process of additional temporary parking spaces along the Western side become more permanent in nature and finally tarmacked to become permanent. This is less likely to have happened if the space was LGS. Designation would help guard against such events in the future	Yes – during Reg.14 consultation.	Designate

Ref	Name	a) Already protected?	b) Landowner contacted	Conclusion
14	Sweetland Field	In South Downs National Park. LGS designation considered to provide additional local benefit. National Park designation refers to “landscape” and “scenic beauty” whereas LGS designation refers to “beauty”. This permits more granular consideration of local views rather than of the broader vistas which the landscape and scenic descriptors suggest. Sweetland qualifies on “beauty” in part because it forms the “gateway view” when leaving the Town and entering the countryside of the National Park and because it also forms one side of the beautiful sunken single-track country lane which Newham Lane has become at that point. The permanent preservation of Sweetlands free of buildings or similar development is essential to the preservation of these highly important aspects of its beauty. The “exceptional circumstances” required to remove the permanent openness of LGS designation gives significantly more weight to the protection of this feature than does being in the National Park.	Yes – during Reg.14 consultation	Designate
15	Canada Gardens Allotments (North of Newham Lane)	Statutory Allotment site needing the consent of the Secretary of State and other criteria to be satisfied before disposal or loss of plots to development. https://www.gov.uk/government/publications/allotment-disposal-guidance-safeguards-and-alternatives	Yes – during Reg.14 consultation.	Do not designate. This space is sufficiently protected
16	The Rublees Allotments	Statutory Allotment site needing the consent of the Secretary of State and other criteria to be satisfied before disposal or loss of plots to development.	Yes – during Reg.14 consultation.	Do not designate. This space is sufficiently protected
17	Gatewick	1 Space forms the curtilage of listed building; and 2 Within the Steyning Conservation Area. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed	Yes – during Reg.14 consultation.	Do Not Designate The two layers of protection mean that this space is sufficiently protected

Ref	Name	a) Already protected?	b) Landowner contacted	Conclusion
		building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.		

5. Conclusions

- 5.1. Following the review of the seventeen open spaces contained within this document, the following five spaces are considered to meet the criteria for designation as Local Green Space.
- 5.2. Site 6 was eliminated at Stage 1
- 5.3. Sites 7, 8,12, and 13 were eliminated at Stage 2
- 5.4. Sites 1, 5, 9, 10, 15, 16 and 17 were eliminated at Stage 3

Ref. Name	
2	The Rifle Range
3	Mill Field
4	Bayards Field
11	Fletchers Croft
14	Sweetland Field

- 5.5. It is therefore recommended that the Neighbourhood Plan should designate these five open spaces as Local Green Spaces.

Appendix 1 – Extracts from the NPPF 2019

- 99.** The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.
- 100.** The Local Green Space designation should only be used where the green space is:
- (a) in reasonably close proximity to the community it serves;
 - (b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - (c) local in character and is not an extensive tract of land.
- 101.** Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

Protecting Green Belt Land (Relevant due to 101 above)

- 133.** The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 134.** Green Belt serves 5 purposes:
- (a) to check the unrestricted sprawl of large built-up areas;
 - (b) to prevent neighbouring towns merging into one another;
 - (c) to assist in safeguarding the countryside from encroachment;
 - (d) to preserve the setting and special character of historic towns; and
 - (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 135.** The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. Any proposals for new Green Belts should be set out in strategic policies, which should:
- (a) demonstrate why normal planning and development management policies would not be adequate;
 - (b) set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
 - (c) show what the consequences of the proposal would be for sustainable development;

(d) demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas; and

(e) show how the Green Belt would meet the other objectives of the Framework.

136. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

137. Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:

- (a) makes as much use as possible of suitable brownfield sites and underutilised land;
- (b) optimises the density of development in line with the policies in [chapter 11](#) of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and
- (c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

138. When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.

139. When defining Green Belt boundaries, plans should:

- (a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
- (b) not include land which it is unnecessary to keep permanently open;
- (c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- (d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;

- (e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
- (f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

140. If it is necessary to restrict development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.

141. Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

142. The [National Forest](#) and [Community Forests](#) offer valuable opportunities for improving the environment around towns and cities, by upgrading the landscape and providing for recreation and wildlife. The [National Forest Strategy](#) and an approved Community Forest Plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals within the National Forest and Community Forests in the Green Belt should be subject to the normal policies for controlling development in Green Belts.

Proposals affecting the Green Belt (Relevant due to 101 above)

143. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

144. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- (a) buildings for agriculture and forestry;
- (b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- (e) limited infilling in villages;
- (f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

(a) mineral extraction;

(b) engineering operations;

(c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;

(d) the re-use of buildings provided that the buildings are of permanent and substantial construction;

(e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

(f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.

147. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

Appendix 2 - Extracts from the online Planning Practice Guidance

www.gov.uk accessed on 21/08/2019

How does Local Green Space designation relate to development?

Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.

Paragraph: 007 Reference ID: 37-007-20140306

What if land has planning permission for development?

Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.

Paragraph: 008 Reference ID: 37-008-20140306

Can all communities benefit from Local Green Space?

Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.

Paragraph: 009 Reference ID: 37-009-20140306

What if land is already protected by designations such as National Park, Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled Monument or conservation area?

Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

Paragraph: 011 Reference ID: 37-011-20140306

What types of green area can be identified as Local Green Space?

The green area will need to meet the criteria set out in paragraph 100 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

Paragraph: 013 Reference ID: 37-013-20140306

What about public access?

Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty).

Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

Paragraph: 017 Reference ID: 37-017-20140306

What about public rights of way?

Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.

Paragraph: 018 Reference ID: 37-018-20140306

Does land need to be in public ownership?

A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.

Revision date: 06 03 2014

Would designation place any restrictions or obligations on landowners?

Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

Paragraph: 020 Reference ID: 37-020-20140306

Who will manage Local Green Space?

Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.

Paragraph: 021 Reference ID: 37-021-20140306

Can a Local Green Space be registered as an Asset of Community Value?

Land designated as Local Green Space may potentially also be nominated for listing by the local authority as an Asset of Community Value. Listing gives community interest groups an opportunity to bid if the owner wants to dispose of the land.

Paragraph: 022 Reference ID: 37-022-20140306

APPENDIX 2: TRANQUILLITY FACTORS ASSESSED ON SITE AS PART OF THE STUDY

POSITIVE TRANQUILLITY FACTORS - SEEING		
1	A Natural Landscape	Natural looking vegetation cover, beautiful scenery. May contain fields, glades and woodland but appears sensitively managed. Extensive (and not intensive) farming practices, natural crops and livestock i.e. corn, wheat, sheep, cows.
2	Wide open spaces	Open Vistas, long and wide views of surrounding landscape. Sweeping fields. The higher the visibility, the more 'open' an area is perceived to be. Ignore man-made structures that from a minor element of the Landscape.
3	A Wild Landscape	A natural unmanaged landscape. Absence of development, no human activity or people and no hedgerows or roads etc.
4	A remote Landscape	Very few roads or tracks are visible, very little sign of development; possibly the odd farmhouse. Little human activity is visible.
5	Trees in the Landscape	Any types of trees forming a feature in the Landscape.
6	Deciduous trees in the Landscape	Principally native trees such as Oak, Beech, Ash and Elm feature in the Landscape.
7	Natural looking woodland	Mainly Deciduous trees, with understorey and leaf litter. Little evidence of active management.
8	Streams	Streams form a feature within the landscape.
9	Rivers	Rivers form a feature within the landscape.
10	Lakes	Lakes form a feature within the landscape.
11	The Sea	Seascape views or extensive views out to sea.
12	The stars at night	Open aspect, ability to see an expansive skyscape, lack of light pollution or bleed from adjoining settlements and properties.

POSITIVE TRANQUILLITY FACTORS - HEARING		
13	Birdsong	Sound of birdsong is a significant feature or is audible in the Landscape.
14	Wildlife	Sounds of wildlife are audible within the Landscape.
15	Natural Sounds	Sounds such as the leaves rustling, trees creaking, the wind or other natural sounds are clearly audible within the Landscape.
16	Silence	Lack of any sounds within the Landscape.
17	Peace and Quiet	The surrounding Landscape is quiet and peaceful with a predominant lack of background sound/noise.
18	No human sounds	Complete lack of sounds associated with human activity and/or development.
19	Running Water	Hearing natural sounds of running water such as streams, rivers or waterfalls.
20	Lapping Water	Hearing lapping water such as at a lakeside.
21	The Sea	Hearing sounds of the sea, such as waves breaking on the shoreline.

NEGATIVE TRANQUILLITY FACTORS - SEEING		
22	Lots of people	
23	Anyone at all	Any visible sign of people in the landscape, or any sign anyone has been in the landscape recently.
24	Overhead light pollution (at night)	Consider the proximity to developed areas – Consider any possibility of night-time 'sky-glow' or potential light pollution as from street lighting.
25	Low Flying Aircraft	Aircraft are visible flying at low altitudes (Estimated up to 7000 feet).
26	High Altitude Aircraft	Aircraft are visible at high altitudes (estimated 7000 feet or more)
27	Coniferous Woodland	Plantation trees such as Pine, Spruce, Cedar, Larch etc.
28	Power Lines	Any sign of pylons, power cables or power plants.
29	Wind Turbines	Wind Turbines or Wind Farms are visible in the Landscape

30	Urban Development	Any building structures within the landscape. Including isolated houses, farm buildings, hamlets, power cables, pylons, roads etc.
31	Any signs of human impact	Any building structures within the landscape – including anything related to human activity, foot paths, signs, litter, intensive farming practices i.e. Maize, Oilseed rape.
32	Railways	Railways lines are visible within the landscape.
33	Roads	Roads of any size or class, including farm roads, B Roads, Minor roads.
34	Towns and Cities	Large settlements with over 10,000 inhabitants. Signs of extensive development and human activity, large expanses of buildings. Lots of evidence of pylons and power cables etc.
35	Villages and scattered villages	Smaller settlements with fewer inhabitants. Evidence of some development and human activity. Open spaces. May be some evidence of power cables and pylons.
36	Military Training (Not Aircraft)	Obvious signs of military training, vehicle movements, gunnery ranges or encampments.
NEGATIVE TRANQUILLITY FACTORS - HEARING		
37	Lots of people	See and hear more than 1 or 2, or crowds of people. This can include those travelling through the Landscape in cars, on bikes, walkers etc.
38	Low Flying Aircraft	Clear, audible noise from Low flying aircraft can be heard.
39	High Altitude Aircraft	Noise from High Altitude aircraft can be heard at all.
40	Trains and Railways	Hearing the rumble and motion of any train or railway activities at all.
41	Constant noise from cars, lorries and/or motorbikes	Little or no breaks in traffic sounds, frequent and regular traffic flow noises, repetitive and on-going sounds of motor vehicles.
42	Occasional noise from cars, lorries and/or motorbikes	Audible traffic noise, with frequent breaks in traffic sounds, infrequent and not regular traffic flow noises, can be high volume.
43	Military training (not aircraft)	Sounds of military training, tank or vehicle movements, shooting ranges or target practice.

44	Non-natural sounds	Sounds that drown out natural sounds such as bird song. Sounds associated with human activity and development.
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