



Storrington, Sullington and Washington Neighbourhood Plan



Question 5 (Downsview Avenue)

Does the site Land at Downsview Avenue meet the requirements set out in Paragraphs 76 and 77 of the 2012 NPPF for designation as Local Green Space.

NPPF Para. 76 “Local Communities should be able to identify green spaces of particular importance to them through local and neighbourhood plans.

NPPF Para.77 “LGS would not be appropriate for most green areas. It sets out the following criteria for designation of LGS Sites.

- *In reasonable close proximity to the community it serves*
- *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), tranquility or richness of its wildlife: and*
- *Local in character and is not an extensive tract of land.*

5.1 The field at Downsview Avenue was initially submitted as a possible site for development during the call for sites process. It was subjected to the site assessment process which found that it was neither suitable nor achievable. The Qualifying Body is therefore of the view that the designation of this site is consistent with paragraph 76 of the NPPF 2012, and if designated is capable of enduring beyond the end of the plan period. This site was considered in detail in the Local Green Spaces Assessment 2017 produced by the South Downs National Park Authority and more detailed outcome on the results of this assessment process and how it meets the NPPF criteria are set out in this document. (<https://www.southdowns.gov.uk/wp-content/uploads/2018/02/Local-Green-Space-Report-March-2017.pdf>)

5.2 In terms of Para 76 of the NPPF, During the site assessment process and from the feedback received following the regulation 14 consultation periods, it became clear that the field was important to the community as it is the last area of green space between the densely populated residential area and the industrial estate. A listed building lies 150 m to the North. Until recently the field was well used for general recreational activities, dog walking and by local residents taking a shortcut to the nearby schools. The Steering Group maintains that this demonstrates the significance of the area to the local community.

5.3 As mentioned earlier the community has had free access to the field for over 30 years until very recently when it was fenced off and signs erected in 2017 in an attempt by the landowner to claim that it is not accessible to the public (although public access is not a requirement for LGS designation). A public footpath lies to the west of the site. As set out in the Local Greenspaces report, the field is identified in HDC’s Sports, Open Spaces and Recreation Assessment (2014) as an amenity green space of low quality but high value. The field is not an extensive tract of land.