

Witley Neighbourhood Plan

I - Local Green Spaces
Assessment Paper



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1.0 Introduction and Policy Context

Introduction

- 1.1 This document sets out the assessment process undertaken by the Witley Neighbourhood Plan Steering Group to inform the selection of sites suitable for designation as Local Green Spaces.

Policy Context

- 1.2 Paragraph 99 of the National Planning Policy Framework (NPPF) states that through Neighbourhood Plans local people should be able to identify green areas of particular importance to them for special protection, ruling out new development other than in very special circumstances. Paragraph 99 also states that the spaces should be capable of enduring beyond the end of the plan period.
- 1.3 Paragraph 100 elaborates on what green spaces could be eligible for Local Green Space Designation, as follows:

"The Local Green Space designation should only be used where the green space is:

- *In reasonably 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), tranquillity or richness of its wildlife; and*
- *Local in character and is not an extensive tract of land".*

- 1.4 Planning Practice Guidance adds detail to Paragraph 100 in the section on “Open space, sports and recreation facilities, public rights of way and local green space”. Of particular note to the green spaces assessed in this paper are the following paragraphs:

“How is land designated as Local Green Space?”

Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map (‘designate’) green areas for special protection. Anyone who wants an area to be designated as Local Green Space should contact the local planning authority about the contents of its local plan or get involved in neighbourhood planning.

Paragraph: 006 Reference ID: 37-006-20140306 Revision date: 06 03 2014”

“What if land is already protected by Green Belt or as Metropolitan Open Land (in London)?”

If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.

Paragraph: 010 Reference ID: 37-010-20140306 Revision date: 06 03 2014”

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 Revision date: 06 03 2014

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 77 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 Revision date: 06 03 2014

How close does a Local Green Space need to be to the community it serves?

The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.

Paragraph: 014 Reference ID: 37-014-20140306 Revision date: 06 03 2014

How big can a Local Green Space be?

There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 77 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.

Paragraph: 015 Reference ID: 37-015-20140306 Revision date: 06 03 2014

Is there a minimum area?

Provided land can meet the criteria at paragraph 77 of the National Planning Policy Framework there is no lower size limit for a Local Green Space.

Paragraph: 016 Reference ID: 37-016-20140306 Revision date: 06 03 2014

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 Revision date: 06 03 2014

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.

Paragraph: 019 Reference ID: 37-019-20140306

Revision date: 06 03 2014

- 1.5 NPPF Paragraph 101 states that protection of Local Green Spaces should be consistent with Green Belt development policy.

2.0 Assessment

2.1 The Steering Group compiled a list of potential Local Green Spaces based on local knowledge.

2.2 Table 1, below, assesses each potential Local Green Space in the context of the qualifying criteria set out in Paragraph 100 of the NPPF.

Table 1 – Local Green Spaces Assessment

Green Space	Is the Green Space in reasonably close proximity to the people it serves?	Is the Green Space special and does it hold a particular local significance?	Is the Green Space local in character and not an extensive tract of land?	Outcome
Enton Allotments, Petworth Road	Yes. Plot holders are predominantly from Witley Parish.	As an allotment site it holds a particular local significance and is special to its users for the purpose of growing produce, leisure and socialising.	Yes. It is a clearly defined local green space.	
Redgate Allotments, Haslemere Road	Yes. Plot holders are predominantly from Witley Parish.	As an allotment site it holds a particular local significance and is special to its users for the purpose of growing produce, leisure and socialising. It is a relatively new allotment having been created in 2009 in response to local demand.	Yes. It is a clearly defined local green space.	
Jubilee Field, Church Road	Yes. It is used by the local community.	The site is used for sport, recreation and children's play and therefore is special to the who use it, giving the site a local significance.	Yes. It is a clearly defined local green space.	
Milford Heath, Haslemere Road, including the area to south of Milford Heath Road.	Yes. It is used by the local community.	The site is used for sport, recreation and children's play and therefore is special to the who	Yes. It is a clearly defined local green space.	

Green Space	Is the Green Space in reasonably close proximity to the people it serves?	Is the Green Space special and does it hold a particular local significance?	Is the Green Space local in character and not an extensive tract of land?	Outcome
		use it, giving the site a local significance. It is the home of Milford's cricket and football teams.		
Witley Recreation Ground, Petworth Road	Yes. It is used by the local community.	The site is used for sport, recreation and children's play and therefore is special to the who use it, giving the site a local significance. It is the home of Witley's cricket and football teams and includes a popular children's playground.	Yes. It is a clearly defined local green space.	
Robertsons Green, Brook	Yes. It is used by the local community.	The site is used for tranquil recreation and has a local significance to residents as a wildlife haven, with its pond, woodland and open grassland. This makes it a special green space in the Parish.	Yes. It is a clearly defined local green space.	
The Pleck	Yes. It is used and appreciated by the local community.	The site is special as it provides both a wooded area for walking as well as a green space to appreciate when passing by on the Highway.	Yes. It is a clearly defined local green space.	
Blackhill Pond, Milford	Yes. It is used and appreciated by the local community.	The site is special as it provides both an area for walking and a sitting spot by the pond as well as a green space to	Yes. It is a clearly defined local green space.	

Green Space	Is the Green Space in reasonably close proximity to the people it serves?	Is the Green Space special and does it hold a particular local significance?	Is the Green Space local in character and not an extensive tract of land?	Outcome
		appreciate when passing by on the Highway.		
Moushill Green, Milford	Yes. It is used by the local community.	As a green space adjacent to one of the oldest areas of Milford Village this Green holds a special significance. It provides open outlook and space for recreation.	Yes. It is a clearly defined local green space.	
Land at Pirrie Hall, Brook	Yes. It is used by the local community.	The green space is special and significant as it is used for sport and recreation, hosting Brook Cricket Club.	Yes. It is a clearly defined local green space.	
Green at Amberley Road, Milford	Yes. It is used by the local community.	The space is special for the circa 30 houses that surround it, who recently planted some trees within it.	Yes. It is a clearly defined local green space.	
Playground at Amberley Road, Milford	Yes. It is used by the local community.	The space is special as it hosts a playground used by the local community.	Yes. It is a clearly defined local green space.	
Wide verge outside houses between Rake Lane and the Star, Petworth Road	Yes. It is appreciated by the local community when passing through the area.	The verge contributes to the historic character and setting of Witley, which is appreciated by residents and those passing through.	Yes. It is a clearly defined local green space.	
Verges either side of Cherry Tree Road, Milford	Yes. These are appreciated by the local community when passing through the area.	The verges contributes to the historic character and setting of Milford, which is appreciated by residents and those passing through.	Yes. It is a clearly defined local green space.	

Green Space	Is the Green Space in reasonably close proximity to the people it serves?	Is the Green Space special and does it hold a particular local significance?	Is the Green Space local in character and not an extensive tract of land?	Outcome
Verges to the A3 on Bypass Road where it enters Milford	Yes. These are appreciated by the local community when passing through the area.	The verges contributes to the historic character and setting of Milford, which is appreciated by residents and those passing through.	Yes. It is a clearly defined local green space.	
Sandhills Common	Yes. It is used by the local community.	Sandhills Common is used by the local community for recreation, predominantly walking and it holds a special significance for this purpose.	Yes. It is a clearly defined local green space.	
Land at the end of Wheeler Lane, opposite the Star.	Yes. It is used and appreciated by the local community.	The Green Space contributes to the historic character and setting of this area of the Parish, which is appreciated by residents and those passing through.	Yes. It is a clearly defined local green space.	
Milford Common	Yes. It is used by the local community.	Milford Common is used by the local community for recreation, predominantly walking and it holds a special significance for this purpose.	Yes. It is a clearly defined local green space.	
Witley Common	Yes. It is used by the local community.	Witley Common is used by the local community for recreation, predominantly walking and it holds a special significance for this purpose.	Yes. It is a clearly defined local green space.	
Rodborough Common	Yes. It is used by the local community.	Rodborough Common is used by the local	Yes. It is a clearly defined local green space.	

Green Space	Is the Green Space in reasonably close proximity to the people it serves?	Is the Green Space special and does it hold a particular local significance ?	Is the Green Space local in character and not an extensive tract of land?	Outcome
		community for recreation, predominantly walking and it holds a special significance for this purpose.		
Mare Hill Common	Yes. It is used by the local community.	Mare Hill is used by the local community for recreation, predominantly walking and it holds a special significance for this purpose.	Yes. It is a clearly defined local green space.	

Summary

2.3 The following will be designated as Local Green Spaces in the Witley Neighbourhood Plan:

1. Enton Allotments, Petworth Road
2. Redgate Allotments, Haslemere Road
3. Jubilee Field, Church Road
4. Milford Heath, Haslemere Road, including the area to south of Milford Heath Road
5. Witley Recreation Ground, Petworth Road
6. Robertsons Green, Brook
7. The Pleck
8. Blackhill Pond, Milford
9. Moushill Green, Milford
10. Land at Pirrie Hall, Brook
11. Green at Amberley Road, Milford
12. Playground at Amberley Road, Milford
13. Wide verge outside houses between Rake Lane and the Star, Petworth Road
14. Verges either side of Cherry Tree Road, Milford
15. Verges to the A3 on Bypass Road where it enters Milford
16. Sandhills Common
17. Land at the end of Wheeler Lane, opposite the Star
18. Milford Common

19. Witley Common

20. Rodborough Common

21. Mare Hill Common

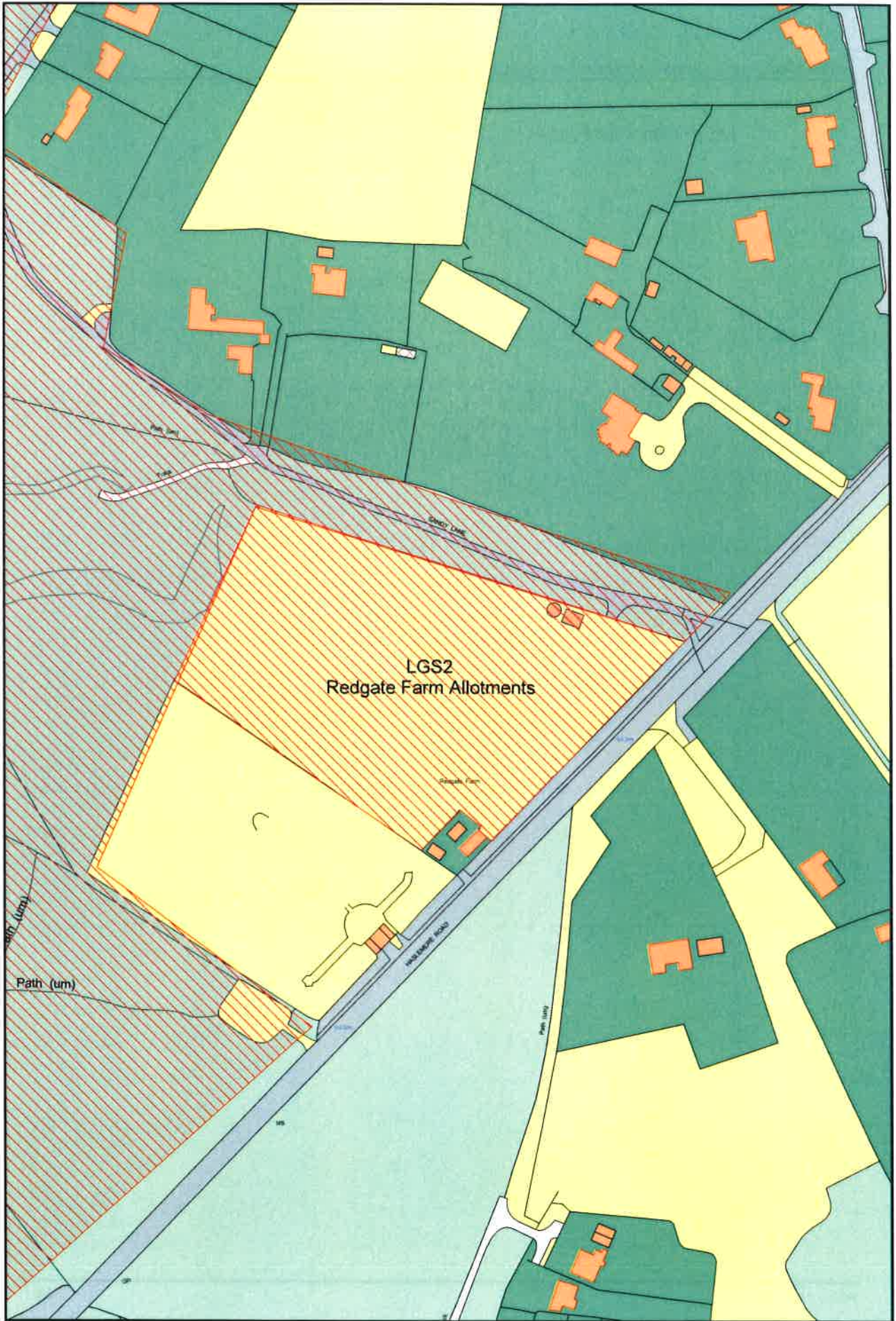
2.4 These Local Green Spaces are detailed in a Neighbourhood Plan Policy with a supporting plan showing all sites. An individual plan of each Local Green Spaces is appended to this Report.

Appendix A: Local Green Spaces Boundaries

1. Enton Allotments, Petworth Road



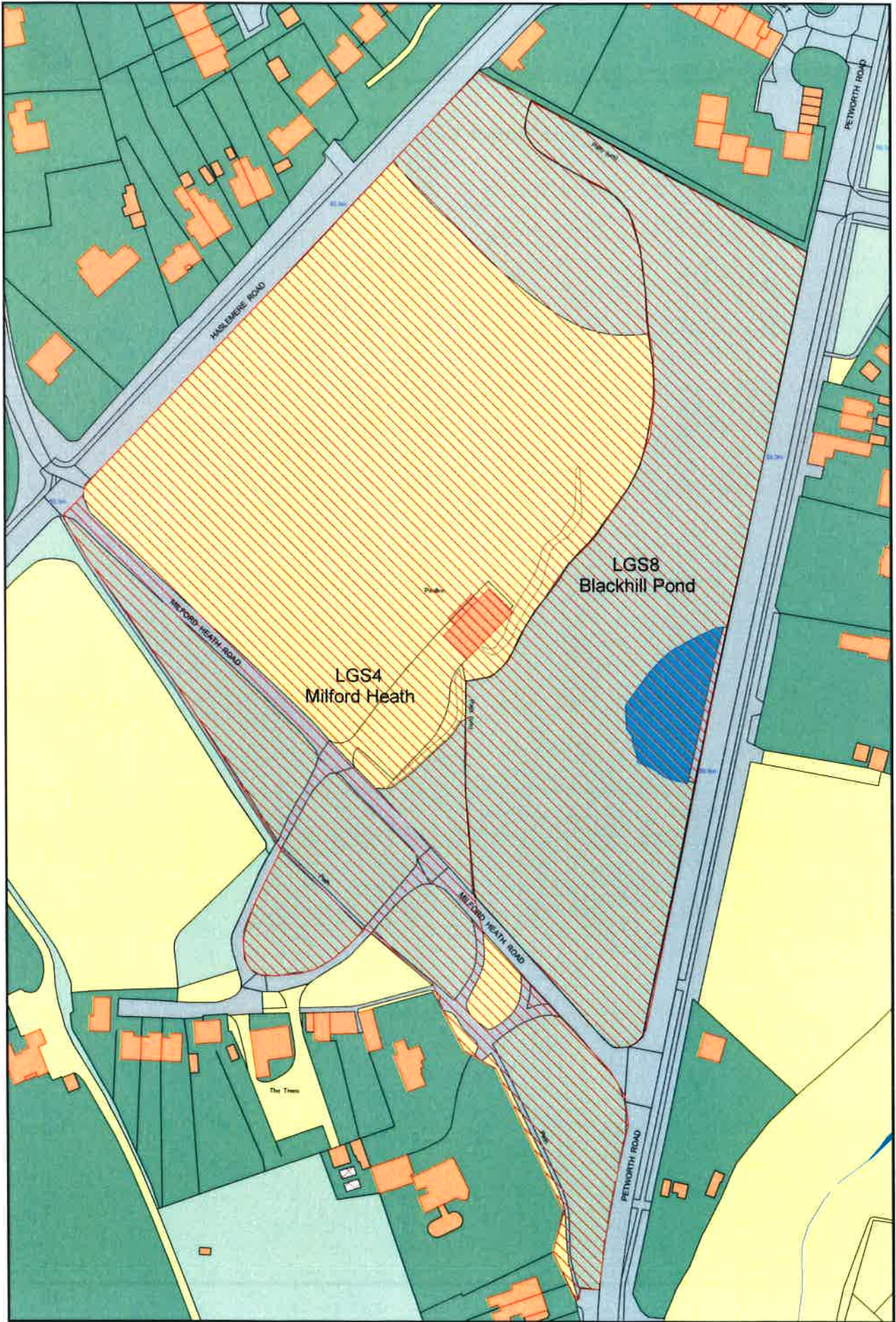
2. Redgate Allotments, Haslemere Road



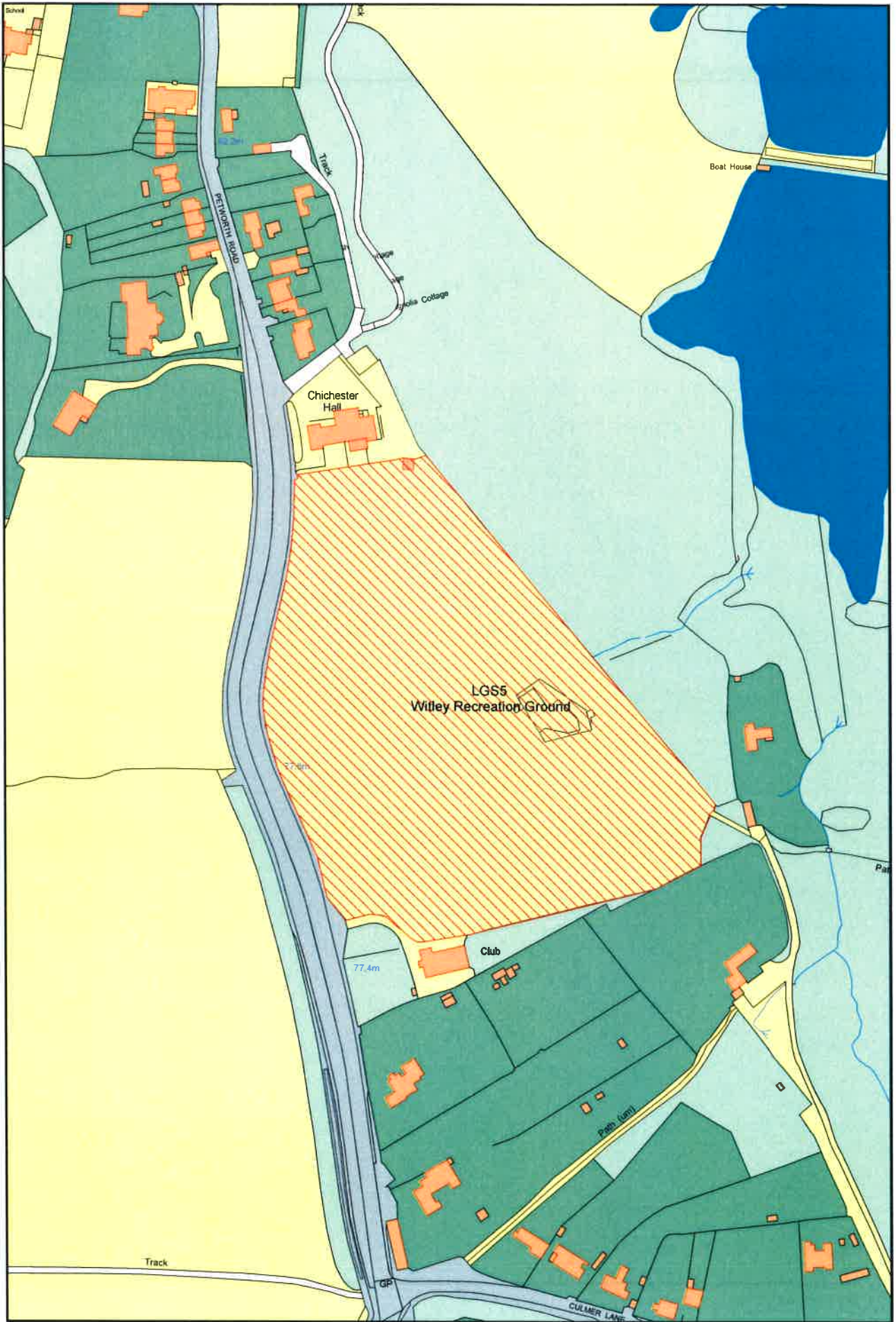
3. Jubilee Field, Church Road



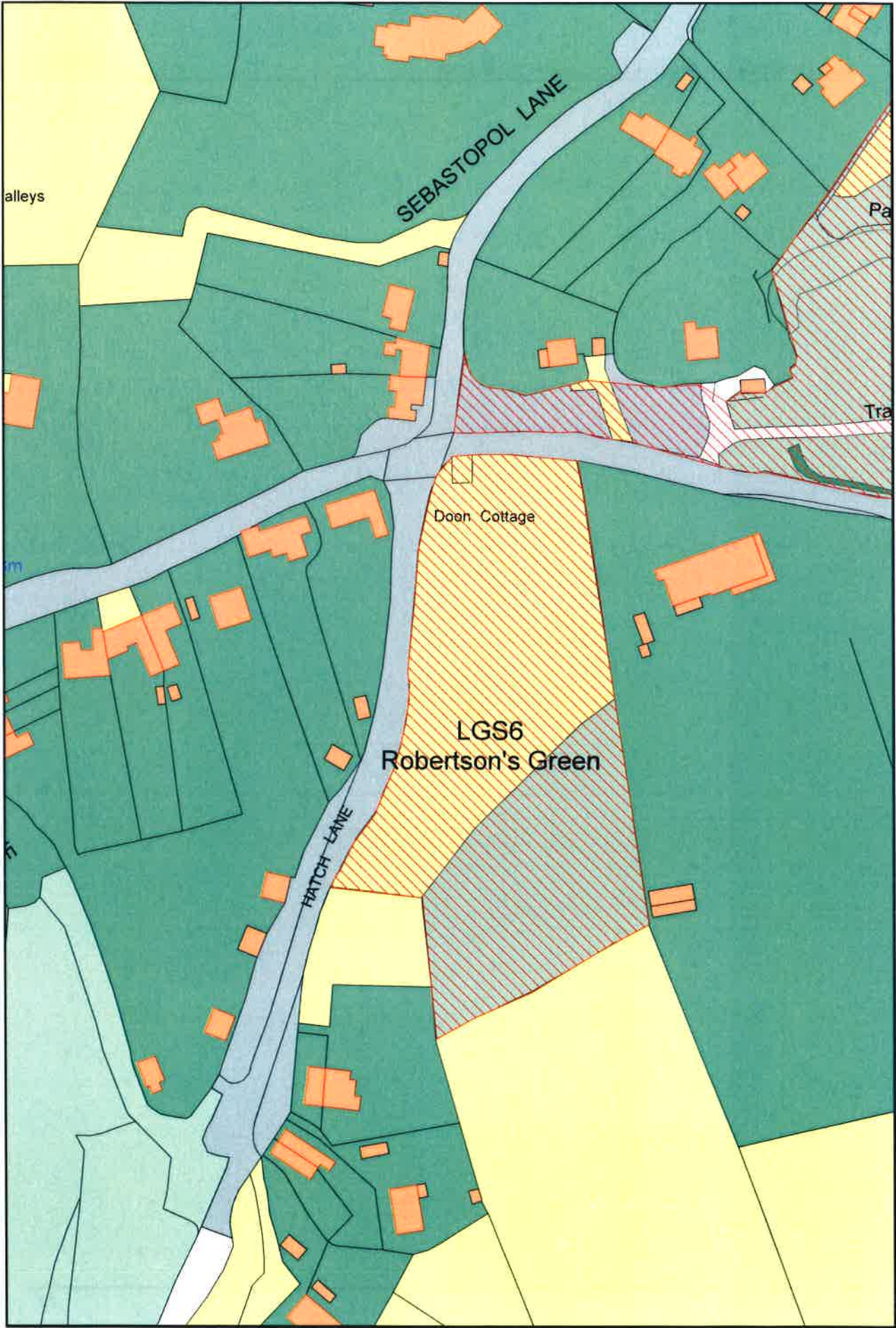
4. Milford Heath, Haslemere Road, including the area to south of Milford Heath Road



5. Witley Recreation Ground, Petworth Road

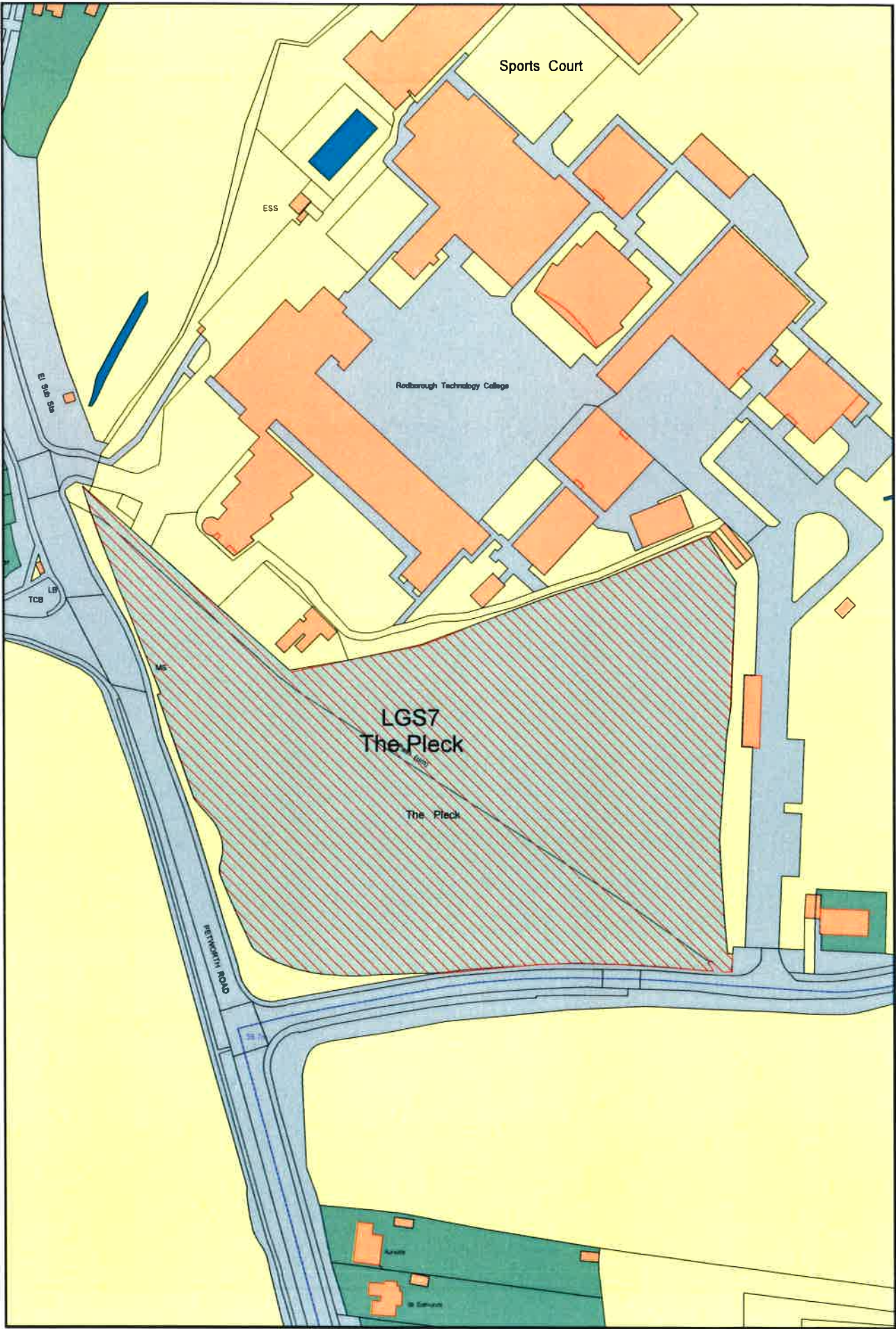


6. Robertsons Green, Brook





7. The Pleck

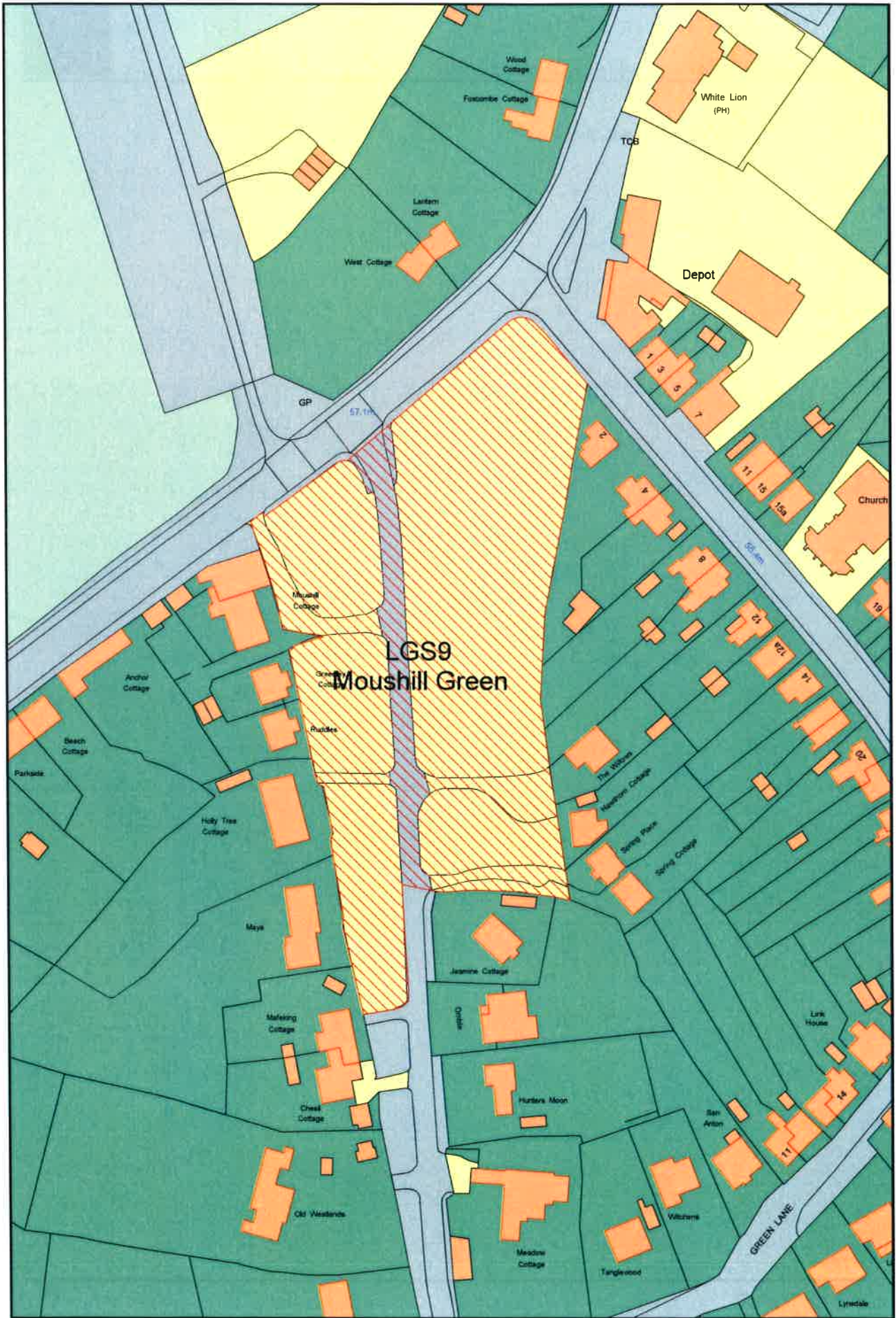


8. Blackhill Pond, Milford

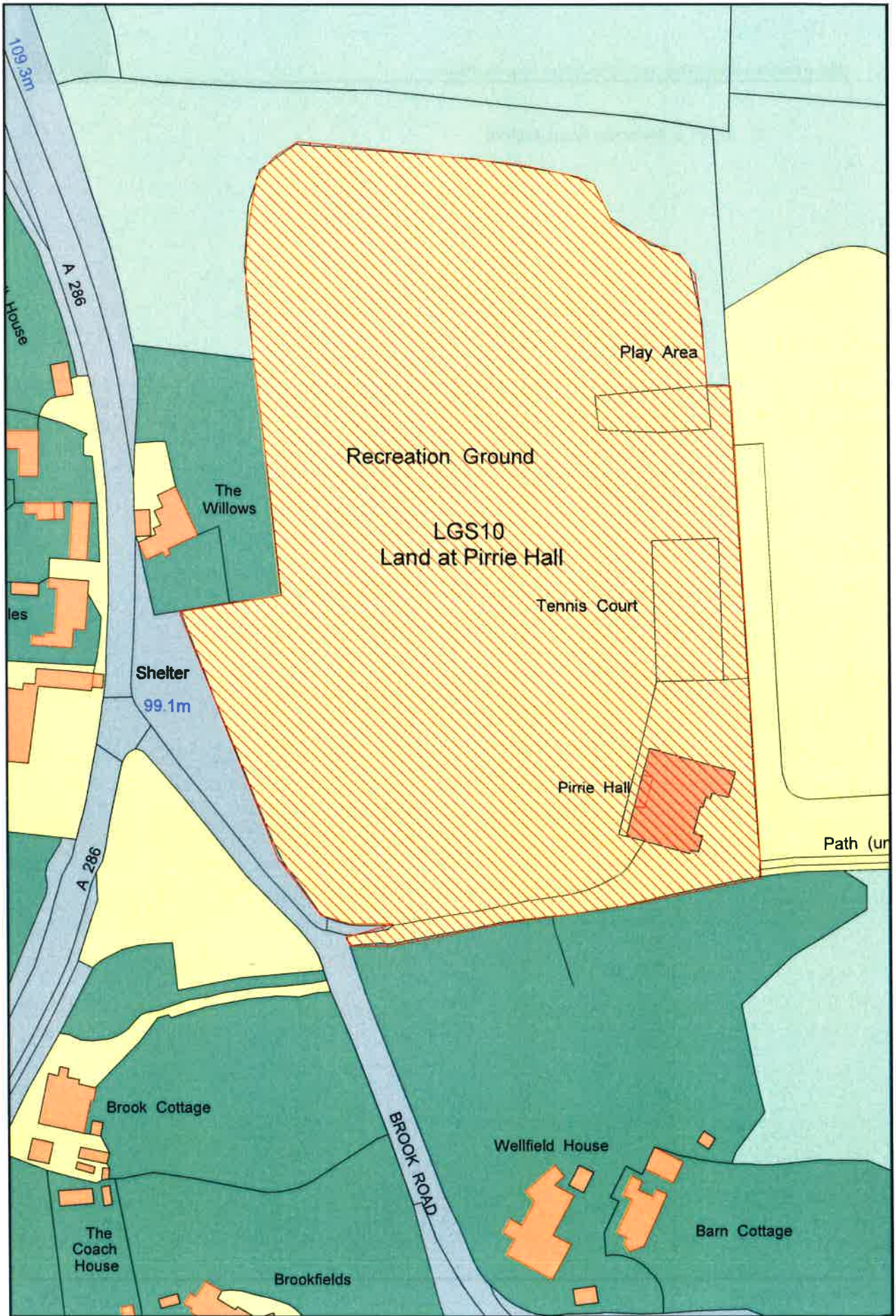




9. Moushill Green, Milford



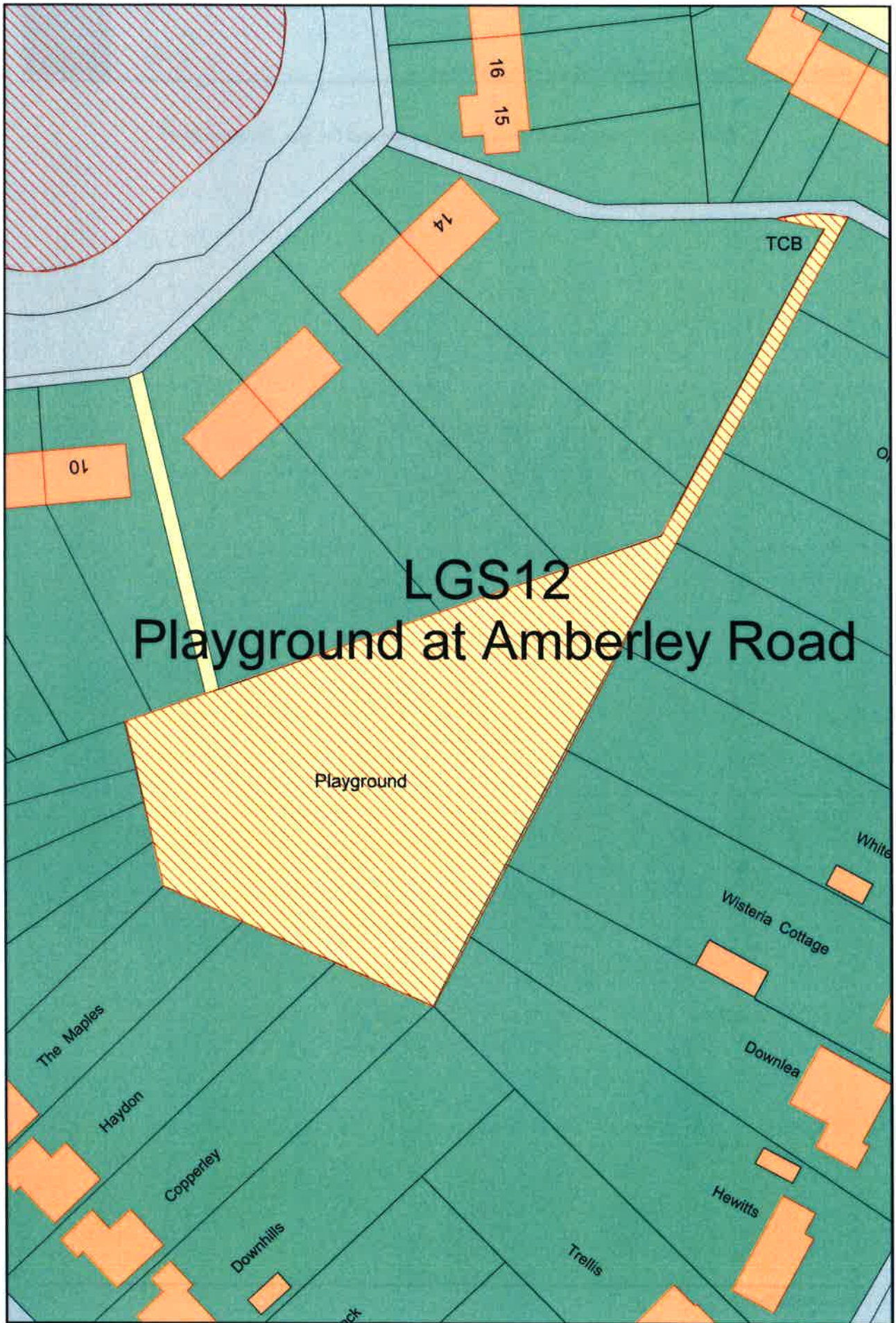
10. Land at Pirrie Hall, Brook



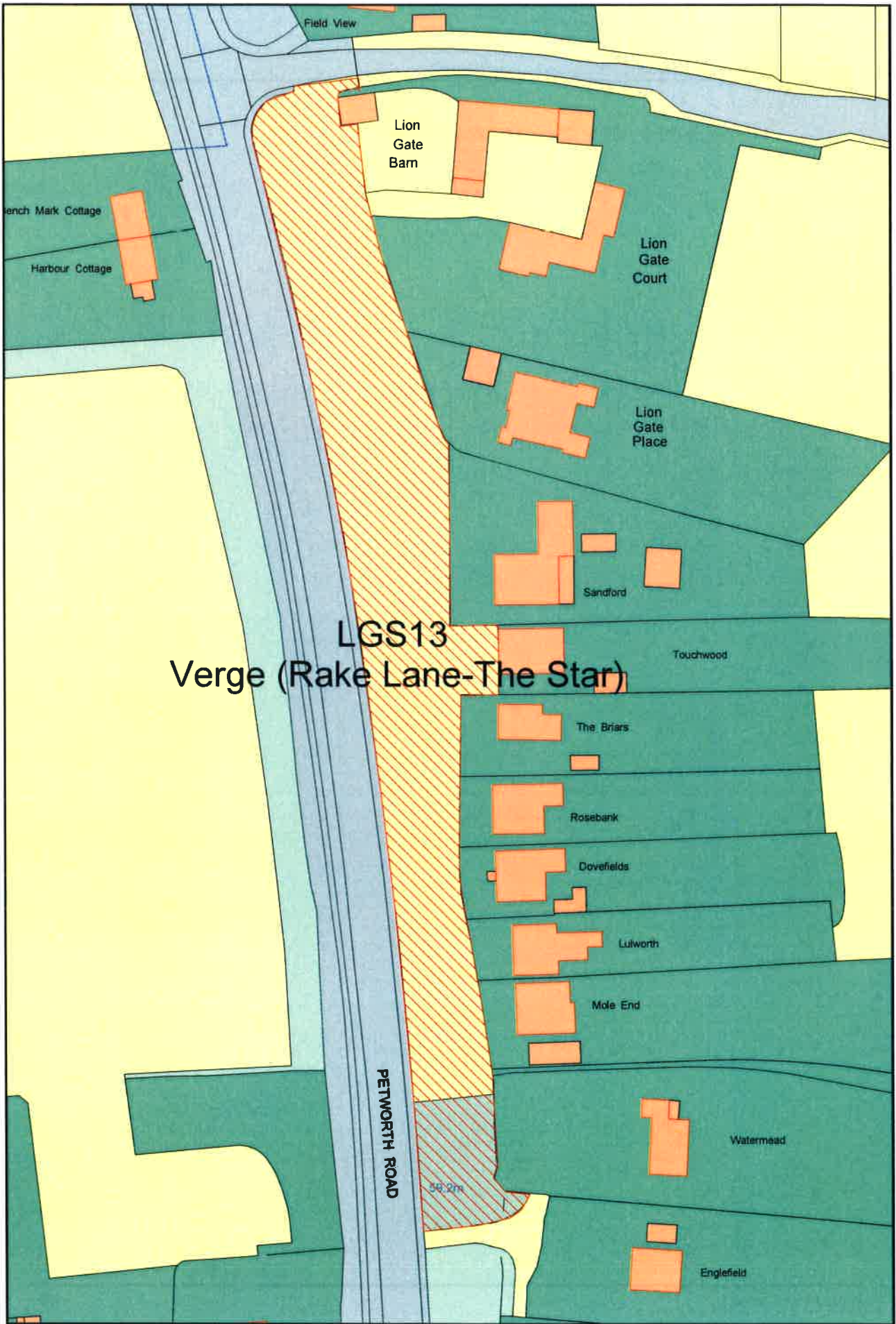
11. Green at Amberley Road, Milford



12. Playground at Amberley Road, Milford



13. Wide verge outside houses between Rake Lane and the Star, Petworth Road



LGS13
Verge (Rake Lane-The Star)

Field View

Lion Gate Barn

Lion Gate Court

Lion Gate Place

Sandford

Touchwood

The Briars

Rosebank

Dovefields

Lulworth

Mole End

Watermead

Englefield

Bench Mark Cottage

Harbour Cottage

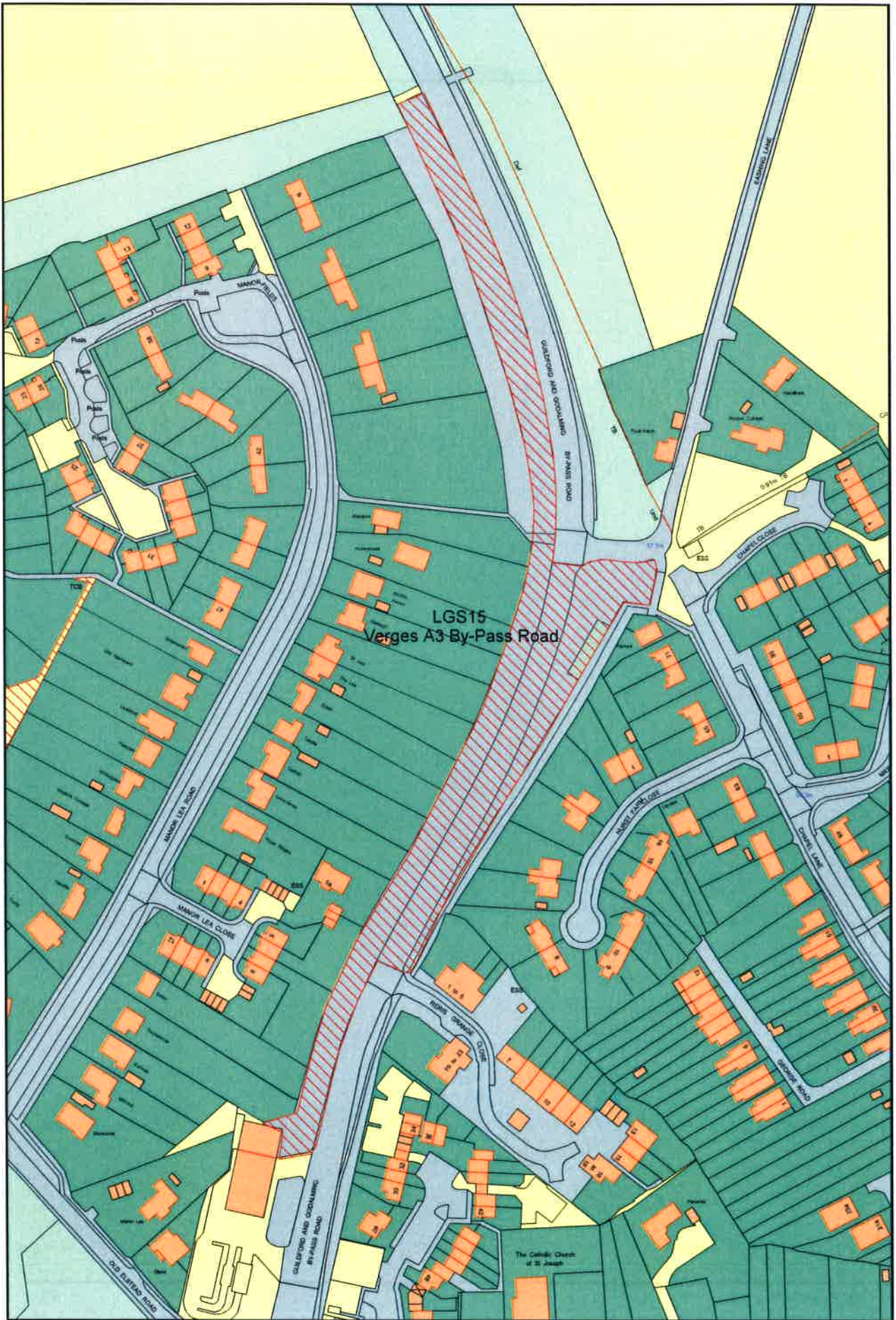
PETWORTH ROAD

56.2m

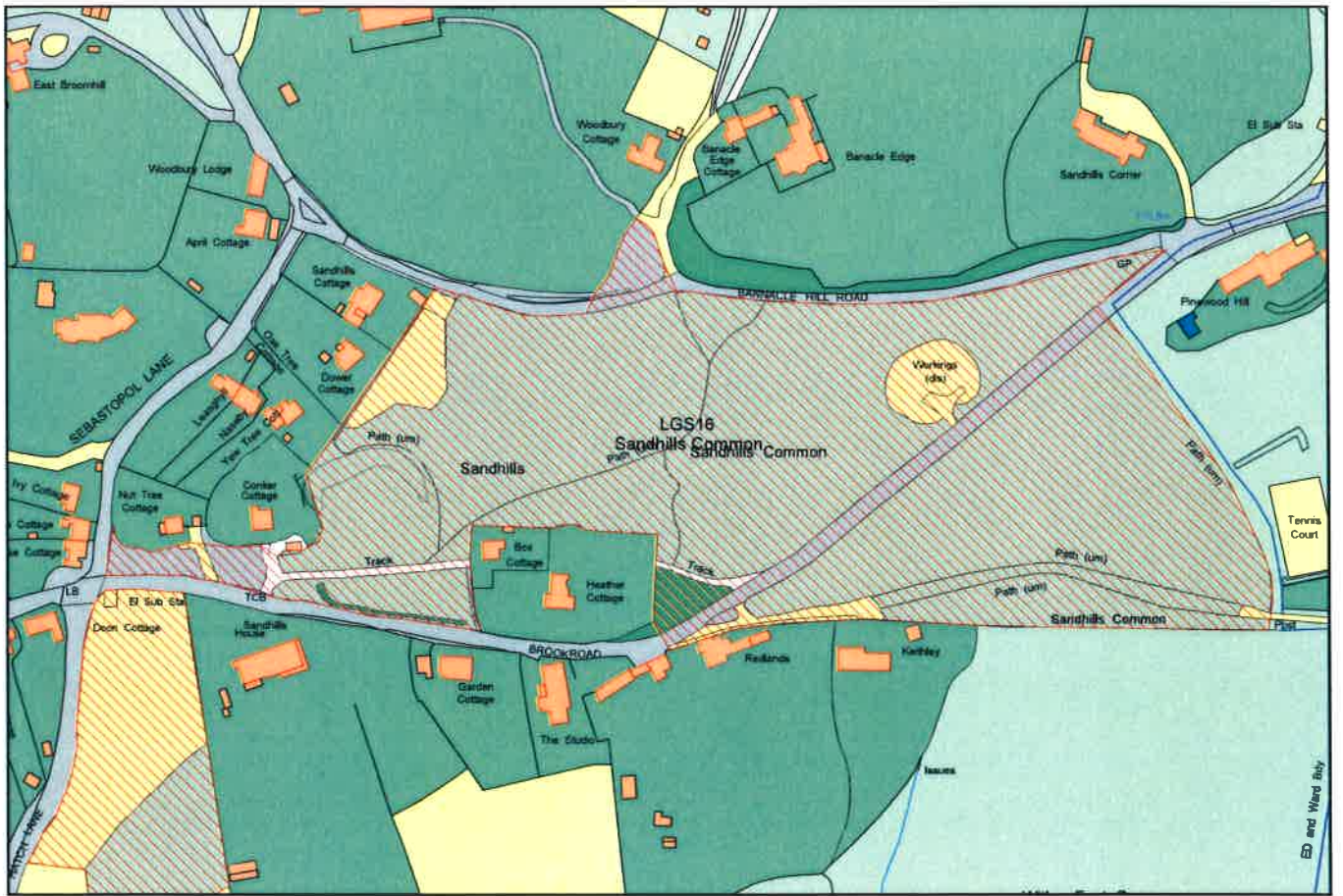
14. Verges either side of Cherry Tree Road, Milford



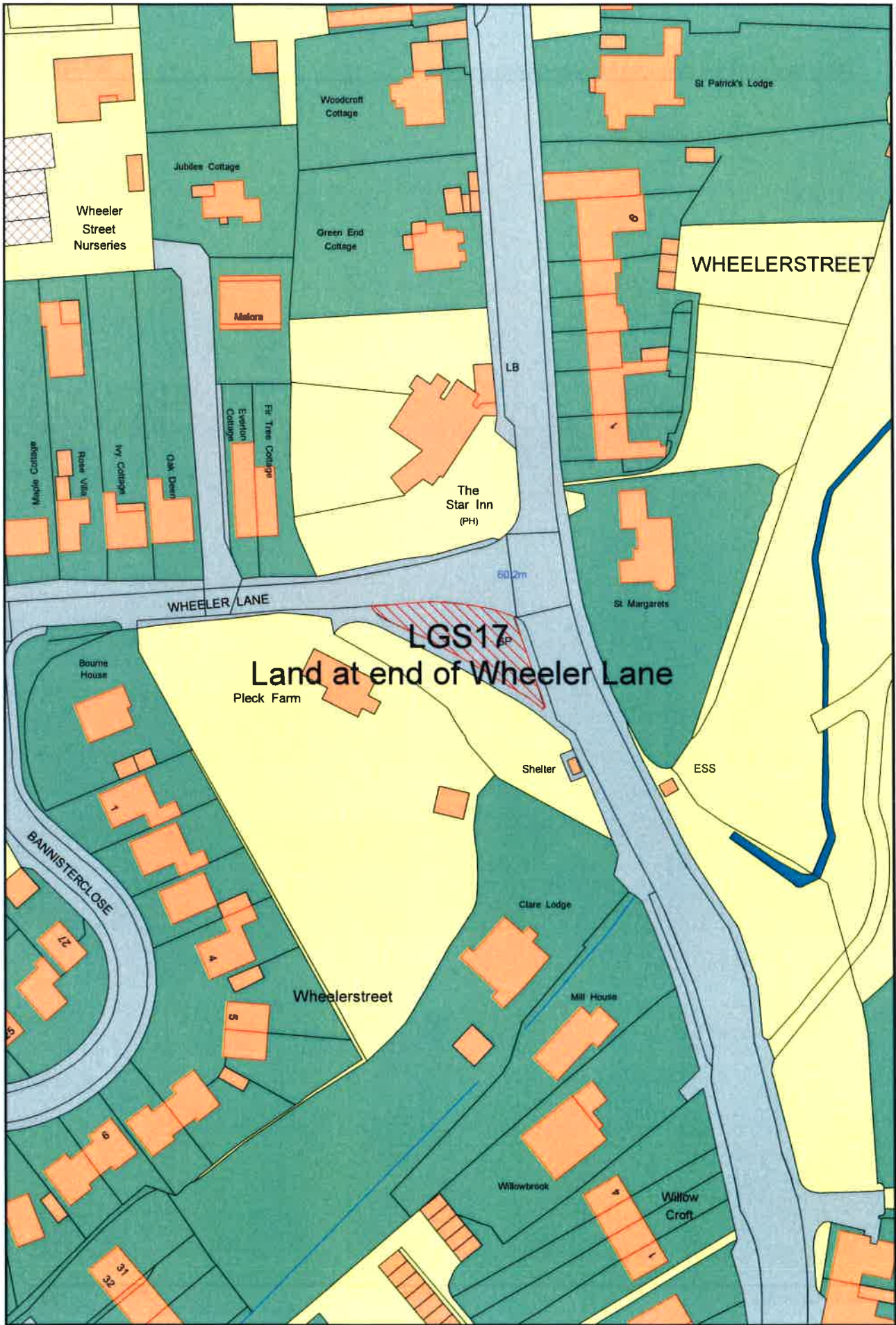
15. Verges to the A3 on Bypass Road where it enters Milford



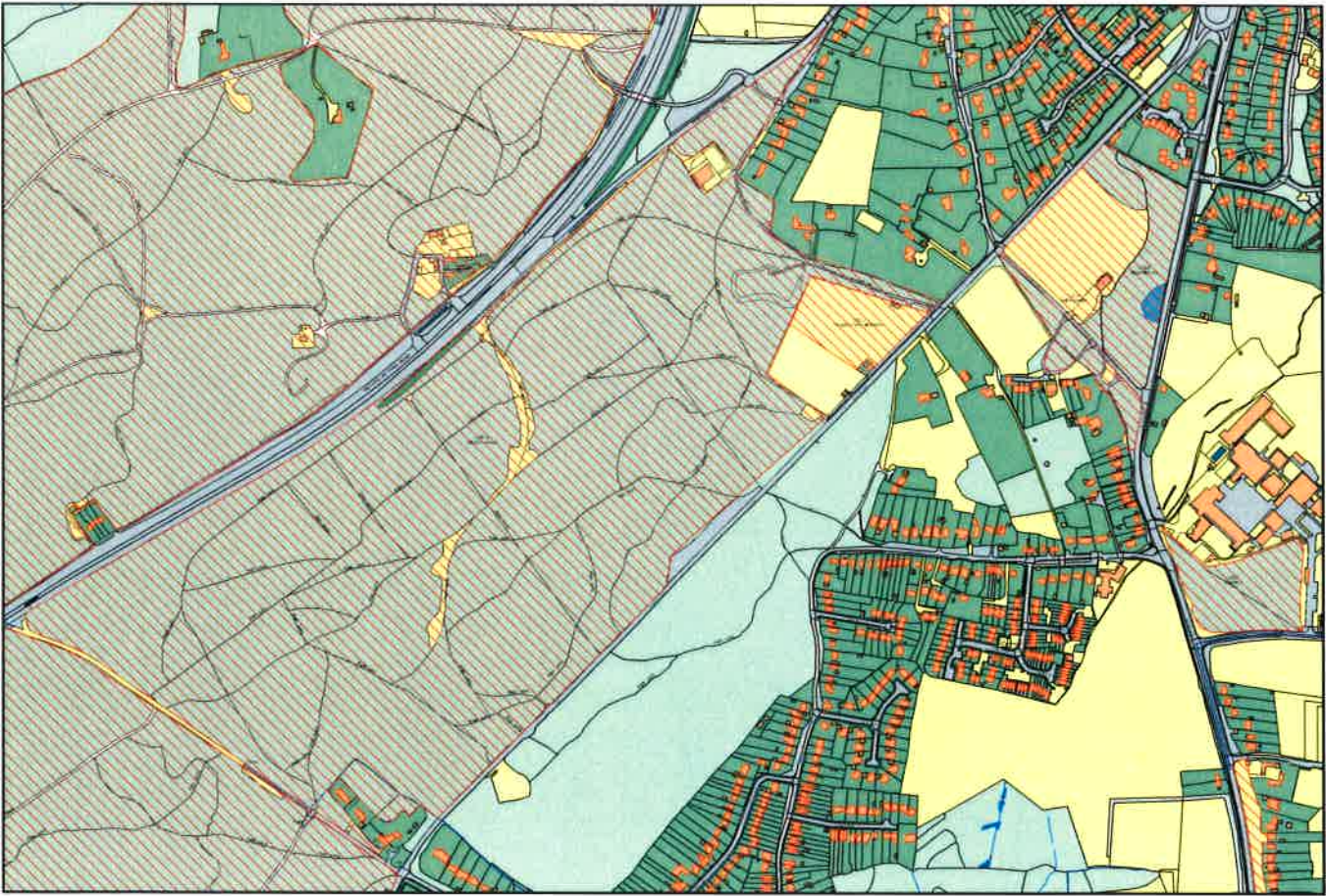
16. Sandhills Common



17. Land at the end of Wheeler Lane, opposite the Star



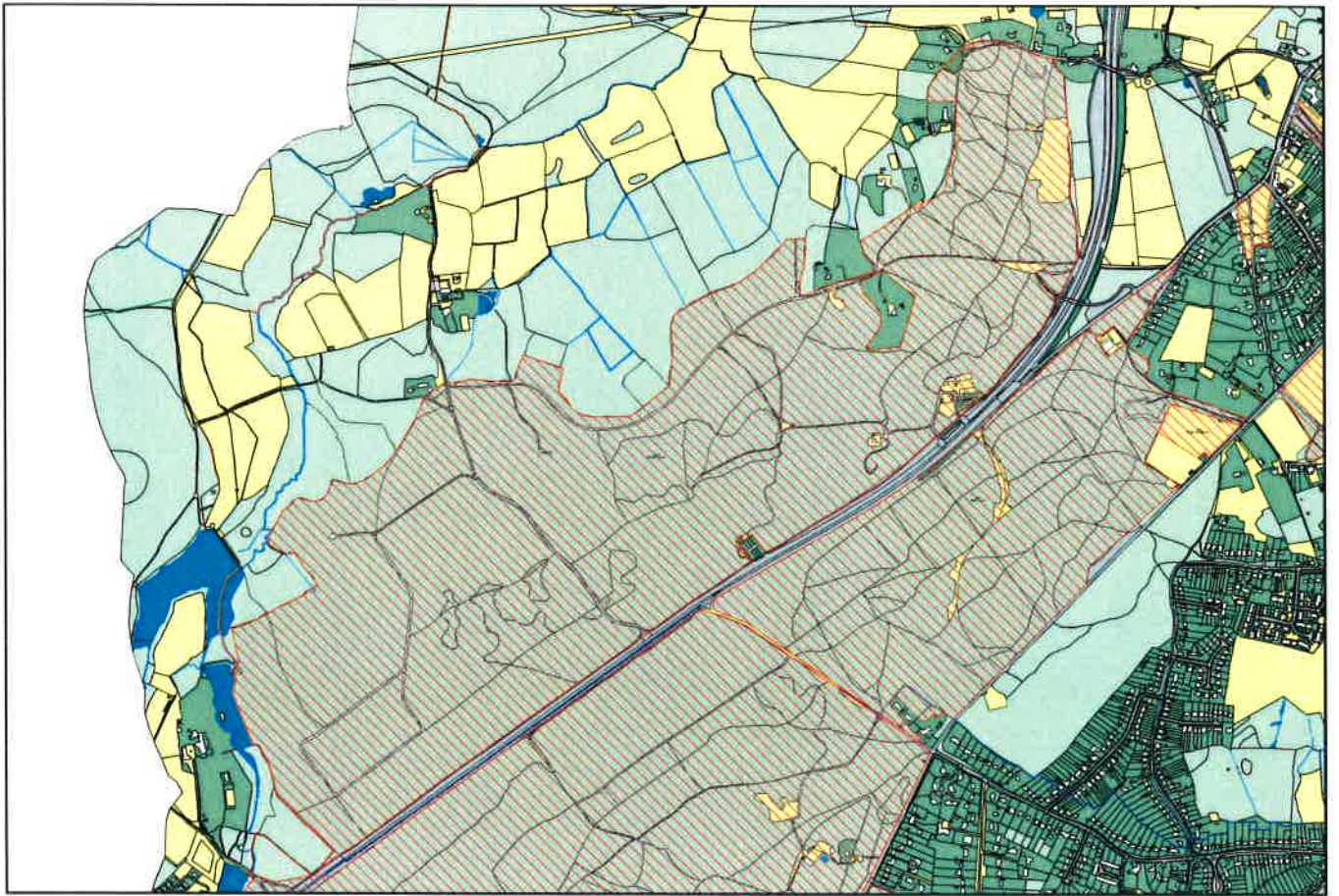
18. Milford Common



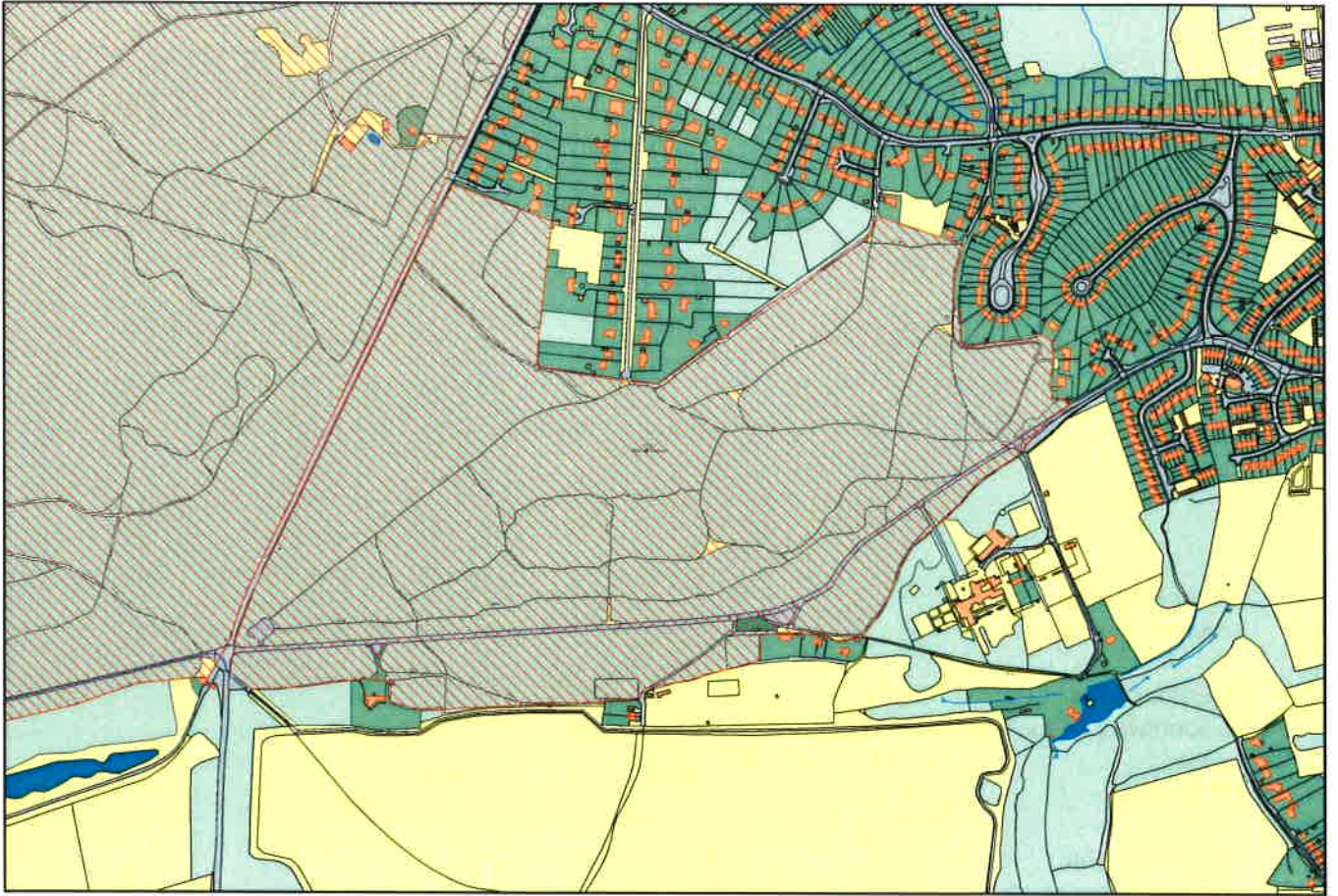
19. Witley Common



20. Rodborough Common



21. Mare Hill Common



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