References:


2. NPPF: Guidance: Open space, sports and recreation facilities: para.001 How should open space be taken into account in planning?

3. NPPF, Sec.8, para.74.

4. NPPF, Sec.8, para.76.

5. NPPF: Guidance: Local Green Space designation: para.005 - What is Local Green Space designation?

6. NPPF: Guidance: Local Green Space designation: para.020 Would designation place any restrictions or obligations on landowners?

7. NPPF, Sec.8, para.77.

8. NPPF: Guidance: Local Green Space designation: para.017 - What about public access?

9. NPPF: Guidance: Local Green Space designation: para.019 - Does land need to be in public ownership?


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Appendices
The following Appendices are available as a separate booklet:
Appendix 1: National Planning Policy Framework (NPPF) (extracts)
Appendix 2: NPPF — Glossary (extracts)
Appendix 3: NPPF — Guidance Notes (extracts)
Appendix 4: Open Spaces Society — Local Green Space Designation (extracts)
Appendix 5: Local Green Spaces and Open Spaces document March 2016
Appendix 6: Responses to Regulation 14 Consultation (including correspondence with Horsham District Council)
Appendix 7: Letter from Head of Slinfold C of E Primary School in support of LGS1
Introduction

1.1 This document is an update to support the Submission Plan and builds upon the March 2016 document which accompanied the Pre-Submission Plan.

1.2 In preparing their neighbourhood plans, many groups have expressed the wish to identify green spaces which are of particular significance to residents in the local area and to be able to afford these areas special protection against development.

1.3 Guidance in the National Planning Policy Framework (NPPF) includes the provision for Parishes to designate Local Green Spaces and Open Spaces within their neighbourhood plans.

1.4 The Slinfold Neighbourhood Working Group elected to designate the proposed sites identified as Local Green Spaces as they meet the requirements outlined in the NPPF. The sites designated as Open Spaces do not meet these requirements. However, these sites were valued locally and as such, warranted identification as ‘Open Spaces’.

1.5 Designation as a Local Green Space and an Open Space both afford the area protection against development, although Local Green Spaces attract a higher level of protection than Open Spaces.

1.6 Local green spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

Local Green Space

2.1 Paragraph 76 of the NPPF contains the following guidance on Local Green Space:-

Local communities through local and neighbourhood plans should be able to identify for special protection green spaces of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

2.2 The Local Green space designation will not be appropriate for most green areas or open space. Due to the strength of the protection set out in the NPPF, designation must be fully justified and supported. Therefore, Paragraph 77 of the NPPF specifies that such designation should only be used where all of the following criteria are satisfied (7) :-

a. It must be “in reasonably close proximity to the community it serves”.

There is no set distance that is considered as reasonable proximity. This will vary from site to site, and by the reasons for the designation. Generally, a site would be expected to be within easy walking distance of the community (perhaps 5-10 minutes' walk), but there may be justifiable exceptions.

b. It must be “demonstrably special to a local community”.

It is key that a site can be demonstrated to be special. This can be supported through representations from many groups (such as Parish or Town Council, local community groups, individuals, schools, sports and other local groups) setting out the importance of the site for them and the general community.
c. It must “hold a particular local significance” because of at least one of the following:

- **beauty**- consider how visible the site is, is the site covered by any designations which reflect its aesthetic value such as Conservation Area, is the site mentioned in any relevant landscape character assessments or local literature/art?
- **historic significance**- are there any historic structures or remains on, under or adjacent to the site (such as Listed buildings, scheduled ancient monuments, registered parks or gardens, war memorials or archaeological remains), are there any historic landscape features on the site (such as old hedgerows, ancient trees, traditional orchards, historic ponds or garden features)? Did the site play an important role in the historic development of the town or village? Did any important historic events take place on the site?
- **recreational value (including as a playing field)**- consider whether there are any public rights of way on the site. Is access allowed on a discretionary basis? Is the whole or only part of the site accessible? Is the site used for sport? Do specific clubs regularly use the facility? Is the site used by the local community for informal recreation (and if so, what use, for how long and are there any outdoor facilities on the site such as play equipment or skateboard areas?) Is the site used for community events, annual fairs or visits from schools?
- **tranquillity**- this is a fairly subjective criteria. It needs to be carefully considered why the area is tranquil (e.g. are there any main roads or railway lines or other sources of noise nearby?)
- **richness of its wildlife**- is the site formally designated for its wildlife value (e.g. is it a site of Special Scientific Interest, Local Wildlife Site)? Are any important habitats or species found on the site?

2.4 Local Green space designation is not appropriate or necessary in the following circumstances:

2.4.1 If land has already been granted planning permission for built development, it is unlikely that designation as a Local Green space will be appropriate.

2.4.2 If land is already Green Belt.

2.4.3 If land is already protected by environmental designations. Consideration would need to be given as to whether a Local Green Space designation would give any additional benefits to any other existing designations. The important test will be whether the site serves additional functions in terms of the NPPF to justify the additional designation.

2.5 It is understood that when examining a Neighbourhood Plan prior to its formal adoption, the Planning Examiner may pay special attention to areas proposed for designation as Local Green Spaces, ensuring that there is sufficient evidence to show that they satisfy the criteria given above, including claims made about its “specialness”.
Local Green Spaces

Open Space

3.1 Open space should be taken into account in planning for new development and considering proposals that may affect existing open space (NPPF paragraphs 73-74).

3.2 Open Space is a relatively broad term and is defined (1) as:

“All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.”

3.3 Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure (NPPF paragraph 114), as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development (NPPF paragraphs 6-10).

3.4 Open Space is protected from being built on as follows (3):

“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.”

3.5 Open Space will often, but not always, have public access.

Identification of Local Green Spaces and Open Spaces in Slinfold

4.1 In line with the provisions of the NPPF, the NPWG in conjunction with the Parish Council, reviewed and identified possible sites within the Parish for designation as Local Green Spaces and Open Spaces in conjunction with the process of preparation of the Slinfold Neighbourhood Plan.

4.2 A review was carried out of all the open spaces and other green spaces within and immediately around the build-up area (BUA) of Slinfold Village in order to assess:

- which areas should be included in the Neighbourhood Plan as Open Spaces, and
- which areas are “demonstrably special to [the] local community” and should be designated as Local Green Spaces worthy of enhanced protection.

4.3 In addition to the legal criteria in the NPPF, a number of factors were taken into account in making the assessment, including the following:

- Designation as a Local Green Space is usually appropriate for only a select few areas (7).
- Good evidence is needed to substantiate the claims of “specialness”.
- Some land already has a level of protection against development, e.g. by being held in trust or under covenant, or by being within the Slinfold Conservation Area (10).
- Land already owned by the Parish Council could not normally be developed against the Council’s wishes and is therefore in less need of protection by designation as Local Green
Local Green Spaces

Space.
In order that the assessment should be as impartial as possible, current ownership of land was ignored in making the assessment (except as mentioned in the previous bullet point).

4.4 A report was drafted in March 2016 (included in Appendix 5) alongside the Regulation 14 Pre-Consultation Neighbourhood Plan issued for consultation between April and June 2016.

4.5 This report identified 6 sites for designation as Local Green spaces and 7 sites proposed to be classified as important Open Spaces. The NPWG has undertaken a review of all these sites to ascertain the degree to which each one meets the criteria set down in paragraph 77 of the NPPF. All of the sites are 'local in character' and are not 'extensive tracts of land'. All sites are considered to meet the criteria required as follows:

➢ It must be 'in reasonably close proximity to the community it serves'.
➢ It must be 'demonstrably special to a local community'.
➢ It must 'hold a particular local significance' (for at least one of the reasons outlined).
➢ It must be 'local in character'.
➢ It must not be an 'extensive tract of land'.

4.6 Each of the Local Green spaces sites has been allocated an LGS number. The sites, as shown on the Proposals Map, were as follows:

**Sites Proposed for designation as Local Green Spaces**

- LGS1 Central Fields
- LGS2 Field East of Hayes Lane
- LGS3 The “Llama” Field
- LGS4 Land by Stone Cottages
- LGS5 Land fronting Lyons Close
- LGS6 Lowfield Green

**Sites Proposed to be classified as important Open Spaces**

- Bluebell Woods
- Cherry Tree Recreation field
- Cricket Field
- King George V field
- School Playing field
- Six Acres Open Space
- Six Acres Playground
4.7 Any proposals for development which are not appropriate in light of these designations will be resisted in the relevant areas.

Review of Local Green Spaces and Open Spaces following Regulation 14 consultation

5.1 Following the Regulation 14 consultation, 10 responses were received on the Local Green spaces and Open spaces designations. These were from local residents, site proposers and statutory consultees (Horsham District Council). These comments are included at Appendix 6.

5.2 All of the comments received (except for one) related to the designation of the Central Fields (LGS1) as Local Green Space.

5.3 Some of the comments related to the fact that the draft report had incorrectly included an area of privately owned and enclosed garden area within the LGS1 designated area. This was corrected and a revised plan drawn.

5.4 The other significant comment was that the designated area of the LGS1 was a too extensive tract of land to be appropriate as a Local Green Space. This comment was made by an adjoining site proposer of land at the End of West Way (site PDS 9 in the submission NP) and Horsham District Council.

5.5 In response to these comments, the matter was discussed extensively by the NPWG at various meetings. Subsequently, members of the NPWG walked the site of LGS1 and took various photographs from multiple directions across the site to review visibility of views from the adjoining BUA of the village for further consideration of the value of the site and its compliance with the NPPF criteria.

5.6 Following this review process, further dialogue was entered into with Horsham District Council (correspondence included in Appendix 6 also). Two options relating to the developable area of Land End of Westway and the size of the Local Green Space LGS1 (Central Fields) were presented to HDC. This information was provided ahead of a meeting with HDC. This led to informed discussions and HDC subsequently concluding that their preferred option was that the land to the south of the Central Fields was not allocated for either LGS or open space within the SNP (see email of 23 September 2016 to the NPMG’s planning consultant). They also confirmed that ‘the removal of the open space designation, or indeed the continued pursuance of the open space allocation would not require a re-run of the Regulation 14 consultation as it would not introduce a new policy and/or designation in this case.’

5.7 Following a rigorous review of LGS1 and in light of comments made by HDC, the Open Spaces and Local Green Spaces document has been reviewed and the area of the LGS1 reduced as shown in the revised proposals map in the submission draft Neighbourhood Plan and in the LGS1 plan within this revised document (November 2016) to ensure compliance with paragraph 77 of NPPF in that the site does not comprise an extensive tract of land. All of the other sites as proposed in the March 2016 document remain as designated in this earlier report (as listed in point 4.5 of this report).
Sites to be designated as Local Green Spaces

The sections below provide a description of each of the Local Green Space and Open Space sites designated in the report and details how each meets the specified criteria of paragraph 77 of NPPF.

LGS1 Central Fields

Location:
- Adjoins Conservation Area (to N and NW) and BUA (to NE, N and W); The area to be designated includes part of Proposed Development Site (PDS) 9 - End of West Way, which will not be built on and will become available for public use.
- The original proposal for LGS1 included the fields to the south which have been removed following consultation with Horsham District Council, as they are considered an extensive tract of land and therefore do not meet the criteria for designation as a Local Green Space.

Ownership: The land is owned by various owners of the adjoining properties including Enterprise Inns Plc (the Red Lyon Pub) and the owners of various adjoining residential properties (Little Hammers, Chapel Cottage etc). A spreadsheet of the known owners and details of contact made with these owners is included in Appendix 7.

Public access and views:
- Access to the “Pub field” from the Red Lyon beer garden for occasional pub/village activities arranged with the pub owners.
- Views from pub garden, West Way, Hayes Lane and adjoining properties. Some of these views are noted in the Parish Design Statement.
Compliance with NPPF criteria for designation as a Local Green Space

- The site is in close proximity to the community it serves (see details of location).
- The site is demonstrably special to the local community including individuals and the pub and its local customers (valued by adjoining residents and public house and its customers due to the beautiful views and feeling of tranquility it offers from all of these properties due to the lack of roads, railway lines and any other noise polluting uses on this area). The local Slinfold C of E Primary School key stage 1 pupils study the village of Slinfold as a school project. As part of this project work, they walk pupils around areas of the village, including this area, following studies of maps of the village to learn about the environment in which they live. A letter has been received from the Head of Slinfold C of E Primary School in support of the designation of this area as a LGS (see letter at Appendix 7).

It holds a particular local significance because of the following:-

**Beauty:** N/A

**Historic significance:** This area is key to several of the important views listed in the [Slinfold Conservation Area](#) leaflet (10) and in the [Slinfold Parish Design Statement](#) (11).

- “The fields directly abutting the Conservation Area should be preserved as they reflect the original form of the area which dates from before the 12th Century. The 1843 Tithe Map shows there has been little change to the land around the Conservation Area, and this should continue to be respected. The loss of these fields to development would not preserve or enhance the area’s special character.” (10)
- “The area round the church and along the Street was gradually developed through the 16th and 17th centuries but the former common land area within the curve of The Street, now part of the village’s central fields, remained as open farm land.” (11) p.5, col.1)
Local Green Spaces

Recreational value:
- The “Pub field” has access for special events.
- The village is used by many walkers who visit the pub and walk this area as part of their visit to Slinfold.
- Dog walkers also use this area.
- The part of PDS9- End of West Way, that is included in this area will become available for public recreational use.

Tranquility: This area of land is tranquil by its very nature-it is not affected by busy roads, railway lines or light pollution and is an area of open land with extensive and abundant vegetation and trees creating a peaceful and tranquil environment.

Richness of wildlife: This area includes:
- “Pasture fields bounded by thick hedgerows, hedgerow trees and gardens of residential properties” (12);
- Some ecological interest of species rich hedgerows” (ibid).

Local in character & Extensive tract of Land: The site is 'local in character' and is not an 'extensive tract of land'.

LGS2 Field East of Hayes Lane

Location:
- Adjoining BUA across the Downs Link to the north and across Hayes Lane to the east.
- The area to be designated includes part of PDS8 – East of Hayes Lane, which will not be built on and will become available for public use.


Public access: Is readily accessible from the Downs Link and Hayes Lane, and has long been used by locals for dog walking and other activities without any hindrance or complaint.
Compliance with NPPF criteria for designation as a Local Green Space

- The site is in close proximity to the community it serves (see details of location).
- The site is demonstrably special to the local community. The site has long been used by locals for walking, walking dogs and other recreational activities.

**Historic significance:** This field lies to the east of Hayes Lane and is bounded on its northern side by the Downs Link, formerly the railway line, which crossed Hayes Lane on a substantial bridge.

When the properties opposite the field (on the western side of Hayes Lane) were built for brick-yard workers in the early 1900s in front of the then brick yard, those properties and this field were isolated from the main part of Slinfold Village. There were few properties on either side of Hayes Lane north of the railway line at that time.

Almost all later development occurred north of the railway line / Downs Link, the western side during the first half of the 20th century, and the eastern side post war. (11) pp.11-12

The railway line / Downs Link has continued to mark the southern end of the urbanisation of Hayes Lane, and today still constitutes the point at which the developed “Road” to the north becomes a “Lane” to the south.

**Recreational value:** This field provides one of the few larger spaces around Slinfold where dogs can safely be let off the leash, and where children/youths can play in a completely safe environment free from the danger of road vehicles and without nuisance to adjoining users/properties.

**Tranquillity:** This field contributes substantially to the ‘feel’ of Hayes Lane becoming rural, rather than urban, at this point.

It also contributes substantially to the neighbouring section of the Downs Link remaining relatively tranquil, especially as its northern side along this section is already developed. Any development of this field would result in this part of the Downs Link passing between two developed urban areas.

**Richness of wildlife:**
- This field has been un-cultivated for at least 3 decades and is ‘re-wilding’. It contains three distinct habitats: scrub, grassland, and mature/ancient hedgerows/trees surrounding it.
• The field has a large population of glow worms and reptiles (including slow worms, common lizards, and grass snakes).
• Brown Hairstreak butterflies live and breed here — a species of national importance.

Local in Character and Extensive tract of land: The site is 'local in character' and is not 'an extensive tract of land'.

**LGS3 the ‘Llama’ Field and adjoining roadside verge**

**Location:** Outside the BUA.

**Notes:** Includes a registered “Traditional Orchard”.

**Ownership:** Private ownership (Executors of J Pope).

**Public access and views:**
• No public access
• Views from Park Street

Compliance with NPPF criteria for designation as a Local Green Space:

• The site is in close proximity to the community it serves (10 minutes walk to the village centre).
• The site is demonstrably special to the local community due to its historical significance and its important contribution to the rural/tranquil feel of this part of the village before the Stane Street road intersection.

The site holds particular local significance due to the following:-

**Beauty:** Contributes to the more rural nature of the former separate hamlet at the western end of Park Street.

**Historic significance:**
• Park Street was originally a separate hamlet from Slinfold, and remained so until the 1950s.
• A stream, line of trees, the absence of a roadside footpath, and, at this point, a wide road-side verge, continue to provide a very visual and marked separation between the old and newer sections of Park Street.
• This field lies between, to the west, the two properties at the western end of the south side of Park Street and, to the east, the stream and line of trees mentioned above. It thus visually reinforces the historical separation between the original hamlet of Park Street and the rest of village.

**Tranquillity:** Helps to maintain the more rural and historic nature of the western end of Park Street.

**Richness of wildlife:**
- Includes a registered “Traditional Orchard” and is a “Priority Habitat”.
- It has been kept as a field and orchard for the past 50+ years. The site is 'local in character' and is not 'an extensive tract of land'..

**LGS4 Land by Stone Cottages**

**Location:** Within Conservation Area and BUA.

**Ownership:** unknown

**Public access and views:** Open to the roadside.

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**Compliance with NPPF criteria for designation as a Local Green Space**

• It is in close proximity to the community it serves.
• It is demonstrably special to the local community it serves (see beauty and historical significance).

It holds a particular local significance because of the following:-

**Beauty:** “Stone Cottages create an enclosed area to the entrance from the south... The turn at the end of Hayes Lane provides a sense of containment to the area” (10)

**Historic significance:** “Stone Cottages formed part of a set of three pairs of like cottages, built on a road side strip of waste land, as shown on the Tithe Map” (10) and the triangular piece of land constitutes the remainder of that “road side strip of waste land”.

**Other:** This area is essential for highway safety on this part of Hayes Lane due to the difficulty of visibility of vehicles and pedestrians turning in and out of Hayes Lane onto The Street in the village and must therefore be kept clear of all structures which would otherwise obstruct this potentially dangerous road junction.
Local Green Spaces

Local in character and an extensive tract of land: The site is local in character and is not 'an extensive tract of land'.

**LGS5 Land fronting Lyons Close**

Location:
- Within the BUA.
- Partly within the Conservation Area, but mainly outside it.

Ownership: Part owned by Saxon Weald Homes Ltd

Public access and views:
- Open to the roadside and pavement.
- Ensures all properties in Lyons Close have a view of Lyons Road, the Cricket Field and beyond.

Compliance with NPPF criteria for designation as a Local Green Space

- The site is in close proximity to the community it serves.
- The site is demonstrably special to the local community. This area is regularly used by elderly residents who live in Lyons Close and the surrounding properties who meet to sit and have social interaction. This is particularly important as many live alone and are elderly so cannot walk far to meet for such interactions.

The site holds a particular local significance due to the following:-

**Beauty:**
- Contains a large ‘specimen’ tree.
- Contributes to the openness of this village ‘entrance’ with open space on both sides of the road.
**Historic significance:** “Lyons Close was built c. 1950 around three sides of a square.” (11) p.20, col.1) and has always enjoyed open views across to the Cricket Field and beyond.

**Recreational value:** Small informal meeting and recreation area, with seating available.

**Tranquillity:**
- Openness contributes to the quieter rural feel of the area.
- The site is local in character.
- The site is not an extensive tract of land. The site is 'local in character' and not 'an extensive tract of land'.
**LGS6 Lowfield Green**

**Location:** Inside the BUA.

**Ownership:** Part owned by Saxon Weald Homes Plc.

**Public access and views:**
- Very accessible — surrounded on 3 sides by public roads, with no barriers
- No notable views

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**Compliance with NPPF criteria for designation as a Local Green Space**

- The site is in close proximity to the community it serves.
- The site is demonstrably special to the local community (see sections on beauty, historic significance, tranquility etc). The most significant point to the area being special to the local community however, is the regular use by children as a recreational play space. Children from surrounding residential streets regularly meet here to sit and chat, climb the trees, construct rope and tyre swings from the trees to play in and play conkers collected from surrounding trees.

The site holds a particular local significance due to the following:-

**Beauty:**
- “The tree-covered ‘Lowfield Green’ at the junction of Streetfield Road and Hayes Lane is an important visual, and actual, amenity.” ([11] p.20, col.2)
- It provides a feeling of space on what is the most built-up road in the village and provides an informal meeting and recreation area for local children and youths.” (ibid)

**Historic significance:**
- It marks the ‘entrance’ to the former ‘Council Estate’.
- Although the trees on this site are not ancient trees, they are very mature and beautiful trees which add significantly to the ‘green’ character of this area
Recreational value: “it provides an informal meeting and recreation area for local children and youths.” (11) p.20, col.2

Tranquillity:  
- “It provides a feeling of space on what is the most built-up road in the village”. (11) p.20, col.2  
- “Within the village”, it is one of the “few open spaces” (11) p.20, col.1  
- The site is 'local in character' and 'not an extensive tract of land'.
Sites to be classified as important Open Spaces

Bluebell Woods

- **Status:**
  - This area is designated as *Ancient Woodland*.
  - To be classified as *Open Space (informal)*.

- **Location:** Outside BUA

- **Ownership:** unknown

- **Public access:**
  - Although there is a notice saying that this land is private, the current owner permits public access, which is available both from the *Cherry Tree Recreation field* and from Spring Lane / Downs Link via a footpath across Maydwell Avenue.

- **Sport and recreation:** Walking and public enjoyment

- **Visual amenity:** Views of the huge abundance of bluebells in season.
Cherry Tree Recreation field

➢ **Status:**
  ➢ To be classified as Open Space (formal).

➢ **Location:** Outside BUA

➢ **Ownership:** To be passed to PC ownership as part of the arrangement relating to the development of the area behind Nos 1-25 Hayes Lane

➢ **Public access:** General public access for walking and access to Bluebell Woods

➢ **Sport and recreation:**
  ➢ Tennis courts and football pitch for club use.
  ➢ Walking and public enjoyment

➢ **Visual amenity:** N/A
Cricket Field

➢ Status:
   ➢ Cricket field is currently held in trust for the village.
   ➢ To be classified as Open Space (formal).

➢ Location: Outside (but adjoining) the BUA and the Conservation Area.

➢ Ownership: In trust by the Cricket Club.

➢ Public access:
   ➢ Not formally open for public use, but is used informally.

➢ Sport and recreation:
   ➢ Cricket field-weekly cricket lessons April to September open to all general public (within Slinfold and outside the village) from age 6 upwards and any member of the general public may become a 'social member' to use the bar/social club facilities throughout the year.

➢ Visual amenity:
   ➢ View across the Cricket Field is one of the ‘important views’ noted in the Conservation Area leaflet and the Parish Design Statement.
King George V Field

➢ **Status:**
  ➢ Protected under the King George V Trust.
  ➢ To be classified as recreational Open Space (formal).

➢ **Location:** Inside the BUA.

➢ **Ownership:** Parish Council / KGV Trust

➢ **Public access:**
  ➢ On foot only, from Greenfield Road and from The Grattons

➢ **Sport and recreation:**
  ➢ Children’s playground with play equipment. Recently refurbished to provide additional MUGA for older children (for netball, football etc)
  ➢ Currently used by local Scouts, Cubs and Beavers for many outdoor related activities.

➢ **Visual amenity:** N/A
**School Playing field**

- **Status:**
  - To be classified as recreational **Open Space (formal)**.
- **Location:** Inside the Conservation Area and the BUA
- **Ownership:** WSCC
- **Public access:**
  - No formal public access - essential for school activities (weekly PE lessons, daily play area and sports days etc), school Summer fair (most important annual school fund raising event) and other special events.
- **Sport and recreation:**
  - School playing field
- **Visual amenity**
  - Very much part of the ‘street scene’ view from The Street
Six Acres Open Space

➢ **Status:**
  ➢ To be classified as recreational Open Space (informal).

➢ **Location:** Inside the BUA.

➢ **Ownership:** Parish Council

➢ **Public access:**
  ➢ Very accessible from the Six Acres estate and the Downs Link

➢ **Sport and recreation:**
  ➢ Open public play area
  ➢ Part of circular walk around the housing estate
  ➢ Provides access to Downs Link and other public footpaths

➢ **Visual amenity**
  ➢ Includes trees and shrubs outside the play area

Six Acres Playground

➢ **Status:**
  ➢ To be classified as recreational Open Space (informal)

➢ **Location:** Inside the BUA.

➢ **Ownership:** Parish Council

➢ **Public access:**
  ➢ Directly accessible from the street.

➢ **Sport and recreation:**
  ➢ Children's playground with play equipment for young children.

➢ **Visual amenity:** N/A
Play Area
Six Acres Playground