

# WISBOROUGH GREEN NEIGHBOURHOOD PLAN REVIEW

## RE-ASSESSMENT OF DESIGNATED LOCAL GREEN GAPS ASSESSMENT VALIDATION STANDARDISATION – OCTOBER 2020

GREENBRIDGE GAP																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Visited Gap	✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓	✓
Ref to Map									✓							
Link/Interest			Res			Res										Res/Int

1. Do you think the information provided in this Gap Assessment gives an accurate description of this gap, its landscape, and associated views?

YES	✓	✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	✓	✓
NO		✓			✓											

2. Apart from there being no mention of the overhead power lines and poles which run through this site, both on the northern and southern side.

**An omission from the original assessment – to be included.**

5. The land isn't entirely undeveloped (as recorded). Southern Water has a substation in the gap with associated access provision. It is not entirely clear whether the cottage on the northside/western bank is included in the gap too. **Greenbridge Cottage is within the gap as well as the wastewater substation. Change wording in Landscape Gap Assessment to 'Largely undeveloped'.**

The water treatment substation by the gate and highway layby mentioned in South Side description. **Re-word "There is a Southern Water wastewater treatment substation, associated access and highway layby, by the gate."**

2. Do the included photographs accurately identify the specific area?

YES	✓	✓		✓	✓				✓	✓	✓	✓	✓	✓	✓	✓
NO			✓			✓										

3. Photos are good but one showing Greenbridge Cottage would put it in context.

4. However, I'd argue figure G3 seems to be a picture of mainly road! <b>Picture was included to demonstrate the raised western edge of the settlement. Include in photograph description to give context.</b>
5. A view north from Greenbridge taking in views east and west of the River Kird would help give a complete setting. <b>G2 is a photograph looking north and west.</b>
6. The Luth is mentioned on a number of occasions – perhaps a photograph of the feature would be good. <b>Additional photograph to be included.</b>

3. Does the Historical Significance give authenticity to this gap?																
YES	✓		✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO		✓														
2. Unable to answer this question definitively as I do not have access to the source material upon which the historical significance is based. <b>Historical details were obtained from Wisborough Green History Society and reference to book 'Wisborough Green, West Sussex, an Illustrated history published by local historian, Liz Sargeant in 2005.</b>																
4. But are James Eade and George Upper significant historical people? <b>Noted.</b>																
6. Please note that the last sentence doesn't make sense. A bridge is not a cottage. <b>The sentence makes reference to the cottage called Greenbridge Cottage.</b>																
13. However I cannot verify the actual history. <b>Noted.</b>																

4. Does the Area Description provide an accurate description of the location of this gap?																
North Side	✓		✓	✓	NA	✓			✓	✓	✓	✓	✓	✓	✓	NA
NO		✓														
2. There is no mention in the description of the overhead power lines and poles that run cross the site, on both the northern and southern sides and as such are prominent. <b>An omission – to be included.</b>																
6. Note – mention of common reed banks is not correct – rushes rather than reeds. <b>Local botanist confirmed rushes. To amend.</b>																
South Side	✓		✓	✓		✓			✓	✓	✓	✓	✓	✓	✓	NA
NO		✓			✓											
2. Again, there is no mention in the description of the overhead power lines and poles that run cross the fields, on both sides of the site, and as such are prominent. <b>Agreed</b>																
5. This GG includes some woodland classified as 'Ancient Semi Natural Woodland' which is a priority habitat which is just identified as woodland. <b>The Defra Magicmap confirms the woodland designation as Ancient and Semi Natural Woodland. To be included.</b>																

5. Do the Key Characteristics and Views adequately describe the main features of the landscape surrounding this gap?																
YES	✓	✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	✓	NA
If NO					✓											
5. This GG includes some woodland classified as 'Ancient Semi Natural Woodland' which is a priority habitat which is just identified as woodland. <b>To include.</b>																

6. The Landscape Gap Assessment provides the criteria for the designation of the Green Gap. Please read the Questions and Responses. Do you agree that the designation of the Green Gap is justified by this information?																
YES	✓	✓	✓	✓	✓	✓			✓	✓	NA	✓	✓	✓	✓	NA
NO																

7. Community Significance describes in what way this gap is meaningful to the community of Wisborough Green. Do you agree with:																
Description	✓	✓	✓	✓					✓	✓	✓	✓	✓	✓	✓	NA
NO					✓	✓										

5. The description of the footpath up to The Luth and village as 'useful' somewhat down plays its importance. This route is a vital artery for people to enjoy these views and link areas of the village. <b>Agreed. Amend description accordingly.</b>																
6. Attractive entrance to the village. Real sense of it being on a hill, which is the historical description of Wisborough – hill by a river. Luth, key no vehicle route, providing safe access to the village for cyclists and walkers.																
Significance	✓	✓	✓	✓	✓	NA			✓	✓	✓	✓	✓	✓	✓	✓
NO																

8. Visual Separation refers to the character of separation on each side of this gap, this can vary from side to side. In your view is this description accurate:																
North Side	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO																
South Side	✓	✓	✓	✓					✓	✓	✓	✓	✓	✓	✓	✓
NO					✓	✓										
5. The description implies that there is a farm development which is in view. I don't see that. The single house is there (on both sides of the bridge) but no farm buildings																

are contained within the identified boundary shown (It is very small scale!) **Old Farm buildings in distant view at time of initial assessment. Old Farm is not in the gap. Remove.**

9. Do you agree the accuracy of this Assessment information?

YES	✓	✓	✓	✓		✓			✓	✓	NA	NA	✓	✓	✓	✓
NO					✓											

5. Things to check:

1. Ref SW substation, or change comment in GGA to 'largely undeveloped'. **Agree. Largely undeveloped. Contains one cottage on the north side and the Southern Water wastewater substation on the south side.**
2. Ref ASNW in southside. **The presence of Ancient and Semi Natural Woodland on the southside just outside the gap is noted. To include.**
3. Increase importance of footpath/lane. **Agree. To include.**
4. Clarify whether any farm buildings are in the GG. **Remove as not in gap. Visible only at a distance.**

10. Do you agree that accuracy validations this Assessment as part of the Neighbourhood Plan Local Green Gap Review?

YES	✓	✓	✓	✓	✓	✓			✓	✓	NA	✓	✓	✓	✓	✓
NO		✓														

2. As above, I am unable though to confirm the accuracy of the historical significance as I do not have access to the source material upon which it is based.

Additional Comments:

1	- No further comments
2	- There is a high flood risk, as shown in Figure G8 in the 'Local Green Gap Assessment 2019' document, which makes this gap unsuitable for development. - People were walking their dogs along the Public Right of Way lane leading up to The Luth at the time of carrying out this assessment. <b>Importance of pedestrian route to be noted.</b>

3	- A very comprehensive assessment of an important gap.
4	- No further comments.
5	- Even with some apparent anomalies, this is an important GG for the village. Its value for Green Infrastructure would be increased by finding ways to increase public access through the area by negotiation.
6	- Recent Dragonfly surveys carried out by a local community group are showing the importance of the River Klrd for biodiversity. Species assembly is as good as the downstream SSSI (River Arun). <b>To be added in Landscape Gap Assessment under 'important role in provision of green infrastructure' . Survey is included in NP evidence base.</b>
7	-
8	-
9	- This Green Space is essential to preserving the integrity of the village.
10	- No further comments.
11	- No further comments.
12	- Due to episodes of serious flooding it must remain a green gap with benefit to wildlife in various ways also.
13	- This is the most clearly defined Green Gap. CDC Landscape Study refers to entirety of area 166 not specifically this location.
14	- No further comments.
15	- No further comments.
16	- It is difficult to disagree with the original assessments without a compelling argument therefore my answers are all yes. The plans, photographs and my visits to the sites were useful in each case. I also referred to Google Earth which shows a very detailed and uninterrupted aerial view of each gap. Thank you for the opportunity of participating in this exercise.

WINDMILL HILL GAP																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Visited Gap	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
Ref to Map																
Link/Interest									Res		Res					

1. Do you think the information provided in this Gap Assessment gives an accurate description of this gap, its landscape, and associated views?																
YES	✓		✓	✓					✓	✓	✓	✓	✓	✓	✓	✓
NO		✓			✓											
2. There is no mention of a view of the residential caravans on the Greenways Nursery Site. <b>The residential/static caravans have been mentioned in Area Description for northern side.</b>																
5. The southern side is entirely developed along the linear route. Potentially if the redundant nursery was removed then this would provide an excellent green gap, but as it stands it doesn't. <b>The nursery is classified as agricultural land. Hedging may block the current view but the gap is behind hedge.</b>																
6. I think more could be made of the significance of the Green Lane, historic feature, key walking route, ancient hedgerows. <b>Valid – to include in Key Characteristics as mentioned in community significance.</b>																

2. Do the included photographs accurately identify the specific area?																
YES	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓	✓	✓
NO						✓										
6. Should include one of the Green Lane and perhaps the views from it. <b>View from lane over current gate is included WH3 but new photograph of the Green Lane to be included.</b>																

3. Does the Historical Significance give authenticity to this gap?																
YES	✓		✓	✓					✓	✓	✓	✓	✓	✓	✓	✓
NO		✓			✓	✓										
2. The suggestion of a wooden farmer’s mill, that is no longer in existence, is not sufficient. <b>A receipt for Wheelers Farm, which owned Mill, confirms that a mill was sited at this location and historically the ‘hill’ is named after this reference. Historical significance supports authenticity of character of the gap but is not a designation criterion for a Green Gap.</b>																
5. There is very little historical information describing the southern side, including the linear development. <b>Noted.</b>																
6. Same comment – can we find out more about the history of the Green Lane. Potential extension of the ‘Luth’ in which case we have more historic info – see Greenbridge Gap. <b>Relevant comment to include path link from Greenbridge Gap to Windmill Hill Gap through to Park Gap.</b>																
13. However, I cannot verify actual history.																

4. Does the Area Description provide an accurate description of the location of this gap?																
North Side	✓		✓	✓	✓	✓			✓	✓	✓	✓		✓	✓	✓
NO		✓											✓			
2. No mention of views of the residential caravans on the Greenways Nursery site. <b>This is mentioned in the last paragraph of the northern area description.</b>																
13. Worth noting that whilst there are concrete standings for static caravans, there is only one on the bordering land. <b>Noted.</b>																
South Side	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	NA	✓	✓	✓
NO																

5. Do the Key Characteristics and Views adequately describe the main features of the landscape surrounding this gap?																
YES	✓		✓	✓					✓	✓	✓	✓	✓	✓	✓	✓
NO		✓			✓	✓										
2. No mention of the long views containing pylons and electricity cables. <b>Relevant to include.</b>																
5. The redundant nursery site is a large presence within the landscape and there is no reference to it. <b>Relevant to include mention of redundant glasshouses on southern side.</b>																
6. I think you could talk about ancient or historic hedgerows. The one on the west side of the Green Lane is particularly species rich, an indicator of age. It has some nice young Elm trees, currently in a healthy condition – quite unusual in our hedgerows now. <b>Include in Area Description.</b>																

6. The Landscape Gap Assessment provides the criteria for the designation of the Green Gap. Please read the Questions and Responses. Do you agree that the designation of the Green Gap is justified by this information?

YES	✓		✓	✓		✓			✓	✓	NA	✓		✓	✓	✓
NO		✓			✓								✓			

2. Favourite views were purely identified as part of the Wisborough Green Neighbourhood Plan. Residents' favourite views was included in the NP evidence and relevant for this exercise. The views were also identified in the CDC Conservation Area Character Appraisal 2010.

5. The northern side is open and reseeded and is very much a green gap, however, the southern side is a continuous development of residential houses and the redundant nursery site. With high hedges and no public access from the road, there are no opportunities to experience a 'green gap' on the southern side. There is note the impression of a green gap from the road and only limited views on the souths side. Agricultural land classification for the nursery site. It is not continuous smaller gardens; a paddock adjoins the nursery site. Views are limited due to a high hedge but the gap exists.

13. Southside is developed and covers existing dwellings. Only part developed. Nursery site has agricultural classification, therefore greenfield, on the edge of the Conservation Area.

7. Community Significance describes in what way this gap is meaningful to the community of Wisborough Green. Do you agree with:

Description	✓		✓	✓		NA			✓	✓	✓	✓	✓	✓	✓	✓
NO		✓			✓											

2.The suggestion of a wooden farmers mill, that is no longer in existence is not meaningful to the community, in my opinion. As previously.

5. The northern side is very important to the village with amenity value and for its views. The southern side has little significance for the community as it is at the moment. Noted.

Significance	✓	✓	✓	✓		NA			✓	✓	✓	✓	✓	✓	✓	✓
NO					✓											

5. Again, the northern section is of high value for recreation (both formal and informal) and the views offered, albeit mainly hidden. The southern side has potential if the nursery site was cleared but as it stands there is little to recommend as a green space. Green space exists albeit hidden by hedging. Agricultural classification, therefore greenfield.

8. Visual Separation refers to the character of separation on each side of this gap, this can vary from side to side. In your view is this description accurate:

North Side	✓		✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO		✓														
2. No mention of the view of pylons and power cables.																
South Side	✓		✓	✓		✓			✓	✓	✓	✓		✓	✓	✓
NO		✓			✓								✓			
2. There are already some dwellings on the land at Windmill Hill, as in the Area Description. <b>Noted</b>																
5. As a former 'industrial site' the potential for development impact is less significant than on new greenfield sites. <b>Not an industrial site but a previous commercial nursery.</b>																
13. Southside has greenhouses and dwellings. <b>Noted</b>																

9. Do you agree the accuracy of this Assessment information?																
YES	✓	NA	✓	✓		✓			✓	✓	NA	NA	✓	✓	✓	✓
NO					✓											
2. Unable to confirm the accuracy of the historical significance as I do not have access to the source material upon which the historical significance is based.																
5. I struggle with the southern side being included as a green gap when it is continuous as residential properties with smaller gardens linked to the redundant nursery. <b>As previously.</b>																

10. Do you agree that accuracy validates this Assessment as part of the Neighbourhood Plan Local Green Gap Review?																
YES	✓		✓	✓		✓			✓	✓	NA	✓	NA	✓	✓	✓
NO		✓			✓											
2. I do not feel that this site has the historical significance needed to make it a green gap. The views from the northern side of the site contain residential caravans and pylons and power cables. <b>Noted. To include pylons.</b>																
5. Definitely the north side is a Green Gap but not the southern side as it is at the moment. <b>Noted.</b>																

Additional Comments:

1	- No further comments
2	- There is no pavement connecting this site to the centre of the village – the village green and the village facilities. Neither is there any view back into the village. - The fact that A) this site has been offered to WG Sports for occasional potential community use, B) a public right of way running through it, from Kirdford Road linking to Durbans Road, means that it should be offered some protection from development, without it needing to be designated as a green gap. <b>Incorrect assumption.</b> - The overgrown edges of the public right of way area havens for wildlife – two deer were spotted whilst carrying out this assessment validation. <b>Noted.</b>
3	- No additional comments. A very important gap – better without the greenhouses. <b>Noted.</b>
4	- There's some ambiguity with regards "redundant nurseries" as there appears to be redundant nurseries on both sides of Kirdford Road ... just caused a bit of confusion. <b>Noted.</b>
5	- The Landscape Capacity should be Medium/Low, development already there on the southern side. <b>The Landscape Capacity refers to a study for the area undertaken by CDC.</b>
6	- This gap overlaps with Park Gap. Should more be made of this – provides a bigger 'gap' greater sense of green open space and the rural setting which give Wisborough its sense of place. <b>To include.</b>
7	-
8	-
9	- This green space is essential to preserve the integrity of the village.
10	- No additional comments.
11	- No additional comments.
12	- No additional comments.
13	- Gap is well defined to north but not on the southside.

14	- No additional comments.
15	- No additional comments
16	- It is difficult to disagree with the original assessments without a compelling argument therefore my answers are all yes. The plans, photographs and my visits to the sites were useful in each case. I also referred to Google Earth which shows a very detailed and uninterrupted aerial view of each gap. Thank you for the opportunity of participating in this exercise.

PARK GAP																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Visited Gap	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
Ref to Map																
Link/Interest											Res					

1. Do you think the information provided in this Gap Assessment gives an accurate description of this gap, its landscape, and associated views?																
YES	✓			✓	✓				✓	✓	✓	✓	✓	✓	✓	✓
NO		✓	✓			✓										
2. No mention though of the view of the development of Songhurst Meadow housing development from east side. <b>Not started when original assessment undertaken. To include.</b>																
3. The view of the church is by no means obvious. The impact of Songhurst Meadow is unclear. <b>The impact of developments including Songhurst Meadow will modify the ability to see the church but it does remain visible from many locations.</b>																
6. I think more could be made of the hedgerows. They are a very significant part of the landscape in this gap and are characteristic of the wider Wisborough landscape. <b>Noted.</b>																
13. Overall, yes but does not include impact on views because of Songhurst development. <b>The impact of developments including Songhurst Meadow will modify the ability to see the church but it does remain visible from many locations.</b>																

2. Do the included photographs accurately identify the specific area?																
YES	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓		✓	✓	NA
NO													✓			
4. However, I think P6 – you can now see significant planting ... grape vines? Not sure! <b>These have been planted in 2020. Not present for original assessment. To include.</b>																
13. P2 – Songhurst development “may” change this view. Is terminology ‘parkland’ <b>Garden of large house called The Park. Substantial property which has also been divided. Definition of Park Land: (Entry 1 of 3) 1a : an enclosed piece of ground stocked with game and held by royal prescription or grant. b: a tract of land that often includes lawns, woodland, and pasture attached to a country house and is used as a game preserve and for recreation. The forgoing description b. The land had deer in the past with a cattle grid at the gate entrance.</b>																

3. Does the Historical Significance give authenticity to this gap?																
YES	✓		✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO		✓														
2. A total of 48 Wealden Glass sites have been identified (Winbott 1933, Kenyon 1967, Crossley 1994, plus more in Clark 2006) in 12 Wealden parishes straddling the Surrey-Sussex border. Unfortunately, I could not find any evidence of the land in and around Park Gap being used as a site for the glass industry. <b>‘Wisborough Green, West Sussex, an Illustrated history published by local historian, Liz Sargeant in 2005, states “In 1938 two glass furnace sites fifty yards apart were discovered in Wisborough Green at Brookland’s Farm, when a huge elm tree was blown down and uprooted revealing fragmented glass, pieces of crucible and a complete unguent bottle. Between 1577 and 1628 members of the Lutman family are recorded as living in properties of Hookhurst, Burchetts, Spar and Brookland and glass sites have been identified as three of these farms.” Brookland’s Farm is adjacent to this gap so include detail.</b>																
13. However, I cannot verify actual history.																

4. Does the Area Description provide an accurate description of the location of this gap?																
East Side	✓	✓	NA	✓	✓				✓	✓	✓	✓		✓	✓	✓
NO						✓							✓			
6. I think more could be made of the hedgerows. They are a very significant part of the landscape in this gap and are characteristic of the wider Wisborough landscape. <b>Noted.</b>																
13. Needs to be updated to see if impact from Songhurst Meadow development. <b>Not started when original assessment undertaken. To include.</b>																
West Side	✓	✓	NA	✓	✓				✓	✓		✓	✓	✓	✓	✓

NO						✓					✓					
6. I think more could be made of the hedgerows. They are a very significant part of the landscape in this gap and are characteristic of the wider Wisborough landscape.																
11. A small vineyard has now been planted on Collards Field. <b>Planted Summer 2020. Include.</b>																

5. Do the Key Characteristics and Views adequately describe the main features of the landscape surrounding this gap?																
YES	✓		✓	✓	✓	✓			✓	✓	✓	✓		✓	✓	✓
NO		✓											✓			
2. Non-indigenous flora present – Laurel and Rhododendron. <b>To include.</b>																
13. Views – impact of Songhurst. <b>Not started when original assessment undertaken. To include.</b>																

6. The Landscape Gap Assessment provides the criteria for the designation of the Green Gap. Please read the Questions and Responses. Do you agree that the designation of the Green Gap is justified by this information?																
YES	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓	✓	✓
NO						✓										
6. Green Infrastructure could be further enhanced by better management of the hedgerow on the East side. Also note very recent tree planting in Collards Field (Northwest corner) 200+ trees which will develop this small woodland. <b>Vineyard, not trees.</b>																

7. Community Significance describes in what way this gap is meaningful to the community of Wisborough Green. Do you agree with:																
Description	✓		✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO		✓														
2. No sign of any walkers on the private land whilst carrying out this assessment validation. In fact, there were signs on numerous farm gates on the east side (Figure P4) saying “Sheep in field. Please do not walk through.” <b>There have been unofficial paths across this land for many years. The paths have recently been closed due to livestock. The Parish Council has initiated discussion with the landowner to allow permissive paths which could be closed when livestock present.</b>																
Significance	✓		✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO		✓														

2. No sign of any walkers on the private land whilst carrying out this assessment validation. In fact, there were signs on numerous farm gates on the east side (Figure P4) saying "Sheep in field. Please do not walk through." **As above.**

8. Visual Separation refers to the character of separation on each side of this gap, this can vary from side to side. In your view is this description accurate:

East Side	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	NA	✓	✓
NO																
West Side	✓		✓	✓	✓	✓			✓	✓	NA	✓	✓	NA	✓	✓
NO		✓														

2. I would not describe it as Parkland. **Definition of Park Land: (Entry 1 of 3) 1a : an enclosed piece of ground stocked with game and held by royal prescription or grant. b : a tract of land that often includes lawns, woodland, and pasture attached to a country house and is used as a game preserve and for recreation. Deer have been kept on this site in the past. As above. Description b.**

9. Do you agree the accuracy of this Assessment information?

YES	✓		✓	✓	✓	✓			✓	✓	NA	✓	✓	✓	✓	✓
NO		✓														

2. For the reasons given previously. Particularly with regards to community and historical significance.

10. Do you agree that accuracy validates this Assessment as part of the Neighbourhood Plan Local Green Gap Review?

YES	✓		✓	✓	✓	✓			✓	✓	NA	✓	✓	✓	✓	✓
NO		✓														

2. For the reasons given previously. Particularly with regards to community and historical significance.

Additional Comments:

1 - No additional comments.

2	- No additional comments.
3	- Songhurst Meadow is an intrusion to the south-east. <b>Not started when original assessment undertaken. To include.</b>
4	- No additional comments.
5	- Maturing hedges along the road risk reducing the visibility and appreciation of this GG. - Green Infrastructure would be improved by formalising public access, recently stopped up. <b>This is being progressed by the Parish Council.</b>
6	- This gap is doubly important as now adjacent to new development.
7	-
8	-
9	- This Green Space is essential to preserve the integrity of the village.
10	- No additional comments.
11	- No additional comments.
12	- No additional comments.
13	- Need update re Songhurst Meadow
14	- All accurate but could not comment on North or South side as not relevant to report.
15	- No additional comments
16	- It is difficult to disagree with the original assessments without a compelling argument therefore my answers are all yes. The plans, photographs and my visits to the sites were useful in each case. I also referred to Google Earth which shows a very detailed and uninterrupted aerial view of each gap. Thank you for the opportunity of participating in this exercise.

SONGHURST GAP																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Visited Gap	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
Ref to Map																
Link/Interest																

1. Do you think the information provided in this Gap Assessment gives an accurate description of this gap, its landscape, and associated views?																
YES	✓			✓	✓	✓			✓	✓	✓	✓		✓	✓	✓
NO		✓	✓										✓			
2. Two members of the Wisborough Green Parish Council (one sits on the NP Review Steering Group and the other is the Vice-Chairman) have an interest in this green gap, Both of their properties overlook the site, on the north side, In fact, the Vice-Chairman’s property shares a boundary with the site. <b>The designation of the GG was undertaken for the first NP and interests were declared. Interests have always been declared by the NP Review Group and at Parish Council meetings. The initial assessments were undertaken by members of the NP review group and assessments agreed by the group. This exercise has been undertaken to ensure accuracy and parity between the gaps.</b>																
3. More should be said about the impact of Songhurst Meadow which is a very obvious intrusion into views to the north-west. <b>Since the first assessment, development has started and is more visible from Newpound Lane through the hedge. Include reference to development having commenced.</b>																
13. Needs to be updated based on Songhurst Meadow development and final plans for hedgerow and recreation land on northside. <b>This is an assessment at the present time. The open space/recreation area has been defined in the NP and is included in this gap.</b>																

2. Do the included photographs accurately identify the specific area?																
YES	✓	✓		✓	✓	✓			✓	✓	✓	✓		✓	✓	✓
NO			✓										✓			
3. Fails to show the potential impact of Songhurst Meadow. This is a moving entity. <b>The photographs were taken before development in the south field and photographs taken now will still not reflect the appearance when the site is fully developed.</b>																
13. View of church from public footpath to the south of gap. <b>An important view so to include a further photograph.</b>																

3. Does the Historical Significance give authenticity to this gap?																
YES	✓		✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO		✓														
2. Unable to answer this question definitively as I do not have access to the source material upon which the Historical Significance is based.																
13. However, cannot verify actual history.																

4. Does the Area Description provide an accurate description of the location of this gap?																
North Side	✓			✓	✓	✓			✓	✓	✓	✓		✓	✓	✓
NO		✓	✓										✓			
2. The footpath through the Songhurst Meadow housing development is not yet constructed. <b>The footpath entrance was evident when the first assessment was undertaken. Hoarding has since been erected to secure the site over the prepared pedestrian entrance.</b>																
3. Songhurst Meadow should be mentioned. <b>Not evident when the original assessment was undertaken. Include.</b>																
13. Songhurst update on actual plan re land and hedgerow. <b>Assessment of gap at the present time.</b>																
South Side	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO																

5. Do the Key Characteristics and Views adequately describe the main features of the landscape surrounding this gap?																
YES	✓		✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO		✓														
2. No mention of the Songhurst Meadow housing development which is currently undergoing construction. <b>Not started when original assessment undertaken. To include.</b>																

6. The Landscape Gap Assessment provides the criteria for the designation of the Green Gap. Please read the Questions and Responses. Do you agree that the designation of the Green Gap is justified by this information?																
YES	✓		✓	✓	✓	✓			✓	✓	✓	✓		✓	✓	✓
NO		✓											✓			

2. North – land is currently being developed – Songhurst Meadow housing development. **Not started when original assessment undertaken. To include.**  
 13. Gap is not open as hedgerows on north side at the moment with one gate to the south. **Gap will be more evident when entrance open and hoarding removed.**

7. Community Significance describes in what way this gap is meaningful to the community of Wisborough Green. Do you agree with:

Description	✓		✓	✓		✓			✓	✓	✓	✓	✓	✓	✓	✓
NO		✓			✓											

2. The Parish has an aging population as identified in the Wisborough Green Neighbourhood Plan. Access to the southern side, over a stile, is therefore limited. Also the local primary school being located next to this site, on the south side, does not, I feel, underpin the need for its continued use as a green space. The Wisborough Green School Playing Field is already protected as an open space. **The primary school and field is not included in the Green Gap. Re-word to include reference to public open space on the north side, use by the school and connectivity of new footpath through to Durbans Road. Village connectivity.**

5. The two old wooden stiles are described as ‘characterful’, they present barriers to sections of the community with mobility issues. Replacement with stock-proof kissing gates would improve the value of the Green Gap. **The access to this field is narrow. A larger stile or kissing gate cannot be installed without reducing the gate width making it unusable for agricultural machinery – this is an agricultural field.**

Significance	✓		✓	✓	✓	NA			✓	✓	✓	✓	✓	✓	✓	✓
NO		✓														

8. Visual Separation refers to the character of separation on each side of this gap, this can vary from side to side. In your view is this description accurate:

North Side	✓		✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO		✓														

2. This gap does have development within it – Songhurst Meadow housing development. **The development is not included in the gap, only the open space area as defined in the NP.**

South Side	✓	✓	✓	✓	✓	✓			✓	✓	NA	✓	✓	✓	✓	✓
NO																

9. Do you agree the accuracy of this Assessment information?

YES	✓		✓	✓	NA	✓			✓	✓	NA	✓	✓	✓	✓	✓
NO		✓														
2. For the reasons given previously.																

10. Do you agree that accuracy validates this Assessment as part of the Neighbourhood Plan Local Green Gap Review?																
YES	✓		✓	✓	NA	✓			✓	✓	NA	✓	✓	✓	✓	✓
NO		✓														
2. For the reasons given previously.																

Additional Comments:	
1	- No additional comments.
2	- There is no continuous pavement in Newpound Lane linking the site to the centre of the village – the village green and the village facilities. Newpound Lane is a rural lane, almost single carriageway in places. <b>To include reference to road being a rural lane and single carriageway in places.</b> - The greenfield recreational space for village use, which forms part of the Songhurst Meadow housing development, is planned to be registered as an open space. <b>Part of the NP Review process.</b> - South side of the site is already offered some protection due to the two public rights of way running through it. <b>PROWs do not provide protection. The PROW is next to the hedge up to the church. The diagonal path across the field is an informal path created by walkers. PROWS do not confer protection.</b>
3	- No additional comments.
4	- No additional comments.
5	- The high hedges on both sides of the road preclude visibility and reduce the value as a Green Gap. Improving accessibility would also increase value. <b>The height of a hedge does not change the designation or the value of a green gap. The height of a hedge can change over time.</b>
6	- No additional comments.

7	-
8	-
9	- This Green Space is essential to preserving the integrity of the village.
10	- No additional comments.
11	- No additional comments.
12	- We are especially delighted with the allocation of communal space for families and sporting activities.
13	- This is a very narrow gap with hedgerows to south and question over whether northern hedgerow will be retained. Very close to centre of village. Gap could be more sensibly located at corner of Newpound Lane by entrance to Champions Farm? <b>Northern hedges will be retained to keep the 'country lane' appearance. The designation of the GG in the NP is to retain the central village core and delineate from the strip development along the radial routes.</b>
14	- No additional comments.
15	- No additional comments
16	- It is difficult to disagree with the original assessments without a compelling argument therefore my answers are all yes. The plans, photographs and my visits to the sites were useful in each case. I also referred to Google Earth which shows a very detailed and uninterrupted aerial view of each gap. Thank you for the opportunity of participating in this exercise.

## HARSFOLD GAP

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Visited Gap	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	NA	✓	✓	✓
Ref to Map													NA			
Link/Interest													Res			

1. Do you think the information provided in this Gap Assessment gives an accurate description of this gap, its landscape, and associated views?

YES	✓	✓	✓	✓	✓	✓			✓	✓	✓	NA		✓	✓	✓
NO													✓			

2. Apart from there being no mention of a footpath which runs through the north side of the gap, through the churchyard and eventually runs past the school and leads to Newpound Lane. **Mentioned in Area Description northern side and include reference to link with well-used PROW heading north to Songhurst Gap.**

13. Does not cover the medieval views of the church from the northside. Gap could extend further north and south. **Being considered as part of this re-evaluation exercise. This is 167 not 166. 166 is an error. Amend.**

2. Do the included photographs accurately identify the specific area?

YES	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO																

13. Medieval view of church from northside (but fine if only 4 views allowed) **Include as an important view. Also ensure reference is included in Songhurst Gap.**

3. Does the Historical Significance give authenticity to this gap?

YES	✓	NA	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO																

2. Unable to answer this question definitively as I do not always have access to the source material upon which the Historical Significance is based.

13. However, cannot verify actual history.

4. Does the Area Description provide an accurate description of the location of this gap?

North Side	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓		✓	✓	✓
NO													✓			
13. Could extend further north																
South Side	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓		✓	✓	✓
NO													✓			
13. Could include allotments. <b>The allotments could be included but are already designated in the NP as Local Open Space.</b>																

5. Do the Key Characteristics and Views adequately describe the main features of the landscape surrounding this gap?																
YES	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO																

6. The Landscape Gap Assessment provides the criteria for the designation of the Green Gap. Please read the Questions and Responses. Do you agree that the designation of the Green Gap is justified by this information?																
YES	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO																

7. Community Significance describes in what way this gap is meaningful to the community of Wisborough Green. Do you agree with:																
Description	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO																
6. Note: If memory serves me correctly, the views southward from this gap were the most popular of all village views. <b>Correct. To be included.</b>																
Significance	✓	✓	✓	✓	✓	NA			✓	✓	NA	✓	✓	✓	✓	✓
NO																

8. Visual Separation refers to the character of separation on each side of this gap, this can vary from side to side. In your view is this description accurate:																
North Side	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO																
South Side	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓
NO																

9. Do you agree the accuracy of this Assessment information?																
YES	✓	✓	✓	✓	✓	✓			✓	✓	NA	✓		✓	✓	✓
NO																
2. Unable to confirm accuracy of the historical significance though as I do not have access to the source material upon which the historical significance is based.																

10. Do you agree that accuracy validates this Assessment as part of the Neighbourhood Plan Local Green Gap Review?																
YES	✓	✓	NA	✓	✓	✓			✓	✓	NA	✓		✓	✓	✓
NO																
2. As above, Unable to confirm accuracy of the historical significance though as I do not have access to the source material upon which the historical significance is based.																

Additional Comments:	
1	- No additional comments.
2	<ul style="list-style-type: none"> <li>- As a Grade 1 Listed, consecrated, historic building and land in a Conservation Area, I feel that this site is already protected. <b>It is, but this exercise is to identify the important green characteristics of the village.</b></li> <li>- The wide grass verges at the top of Harsfold Lane have a wealth of wildflowers in Spring. <b>To include.</b></li> <li>- Historians generally agree, as in the Neighbourhood Plan, that the word 'Wisborough' is derived from the Old English 'hill' (beorg) by the 'wish' or damp meadow (wise), literally 'the hill by the water meadow'. This describes the Parish landscape; the village church stands on a small hill overlooking both Green River and the River Arun. <b>To include.</b></li> </ul>

3	- No additional comments.
4	- Wow! I learnt a lot – had no idea how significant this area is in village history!
5	- No additional comments.
6	- In 2020 Nightingales bred in the field south of A272 and west of Harsfold Lane, not far from the centre of the village. <b>Include.</b>
7	-
8	-
9	- This green space is essential to preserving the integrity of the village.
10	- No additional comments.
11	- No additional comments.
12	- This gap must remain protected! The preservation of the small wild southern field would be an excellent contribution to the biodiversity of the area.
13	- I believe area is in CDC 167 as opposed to 166. <b>Agree. Amend.</b>
14	- No additional comments.
15	- No additional comments.
16	- It is difficult to disagree with the original assessments without a compelling argument therefore my answers are all yes. The plans, photographs and my visits to the sites were useful in each case. I also referred to Google Earth which shows a very detailed and uninterrupted aerial view of each gap. Thank you for the opportunity of participating in this exercise.