

WISBOROUGH GREEN NEIGHBOURHOOD PLAN REVIEW

RE-ASSESSMENT OF DESIGNATED LOCAL GREEN GAPS WITHIN THE WISBOROUGH GREEN NEIGHBOURHOOD PLAN 2014 to 2029

The Wisborough Green Neighbourhood Plan (WGNP), 'made' by Chichester District Council (CDC) on 19th July 2016, includes Policy OA5: Local Gaps, page 33. This policy has been an important aspect of protecting the natural environment locally. Owing to changes in the context and evidence base of the new National Planning Policy Framework (NPPF), the emerging reviewed Chichester Local Plan and other local evidence, it is appropriate to undertake a review of the Local Gaps Policy as part of the Neighbourhood Plan Review.

The term Local Green Gap, within the context of the WGNP, refers to land between the village core and radial road development. This land has been identified as important in defining the character of the settlement, contributing to the conservation of the village shape and form, and protection of the Conservation Area. It reflects the high value put upon this open aspect of the village by residents (Community questionnaires 2012 and 2019).

Local Green Gaps have a landscape function to prevent coalescence between the village core and radial road development. They provide green infrastructure and wildlife benefits close to settlements, many contain public rights of way, natural footpaths and registered views that are highly valued by residents.

Gaps and areas which are predominantly open or undeveloped and being close to settlements are often subject to development pressures. Development within gaps can reduce the physical extent and visual separation of these areas. Both the individual and cumulative effect of existing and proposed development need to be considered as both can have an impact on the physical separation of settlement over time.

It remains the case that Wisborough Green is characterised by roads radiating out from the main settlement area, each associated with a green gap between the settlement edge and outlying ribbon development. It is this characteristic feature of the village that provides the fundamental justification for designating Local Green Gaps to prevent inappropriate development, as opposed to relying on area-wide criteria-based policies.

In Wisborough Green there are five areas where new development could result in the physical or visual coalescence undermining each area's separate identity. An objective of the WGNP Local Green Gaps Policy is to maintain their identity and avoid coalescence.

The assessment of Wisborough Green's five Gaps is not a vehicle for designating Local Green Gaps but an evidence base to feed into a decision on their extent and location. A final decision will also consider the housing site allocations and other relevant reports.

CONTEXT

National Planning Policy Framework: Paragraphs 170, 171 and 174 serve to suggest the potential to take a pro-active approach to designating areas for protection and environmental enhancement, albeit there is always a need to recall that meeting objectively assessed needs for housing and other types of development is a central objective of the NPPF e.g. paras 11, 15 and 59.

Emerging Chichester Local Plan: In particular, reference to policies SD19 (North of the District), SD22 (Historic environment), SD24 (Countryside and countryside gaps; noting para 5.42) and SD26 (Natural environment). With regards to Policy SD24, there is a need to recognise that the Local Green Gaps are not 'Countryside gaps', as defined by CDC, but that the two different types of gap (Country-and Local) to protect local identity. This point is further borne out by a review of the CDC Landscape Gaps Assessment (2019).

The State of Nature Report, 2019: Documents that biodiversity is declining in the UK. To safeguard the Parish's biodiversity, we need to conserve and enhance the rural character of the area, its quality and the village's natural environment.

Recent international, national, and regional commitments to take positive action toward tackling the global biodiversity crisis are starting to come into effect and actions are being taken by governing bodies.

The United Nations Agenda for Sustainable Development United Nations (UN) in 2015 sets 2030 as the deadline for 17 UN Sustainable Development Goals (SDGs). Two of these goals specifically relate to ecology and biodiversity (SDG 13: Life on Land and SDG 14: Life below water). Target 15.9 in the Life on Land Goal states: "*By 2020, integrate ecosystem and biodiversity values into **national and local planning**, development processes, poverty reduction strategies and accounts.*"

The threat of global biodiversity loss is *not* a new phenomenon. Not only has a Climate Emergency been declared but in May 2019, the Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services (IPBES) Report declared a Biodiversity Emergency.

People are becoming increasingly aware of the issue. In a Union for Ethical Trade (UEBT) 2014 survey¹, 78% of respondents agreed that they 'worry about the changes to the countryside in the UK and loss of native animals and plants', and 79 % agreed that they 'worry about the loss of species of animals and plants in the world'. Additionally, 84% felt it was essential or important for them to personally contribute to conserving biodiversity (ibid).

The Local Green Gaps policy aims to protect the biodiversity of the village and the parish in accordance with Policy DM29, in the South Downs National Park (SDNP) Local Plan. The settlement boundary is positioned to distinguish between the built-up areas and adjacent undeveloped open land. It is important to prevent inappropriate development so that the distinctive local landscape character is protected in accordance with Policy DM28.

¹ <https://www.cbd.int/cepa/doc/uebt-barometer-2014.pdf>

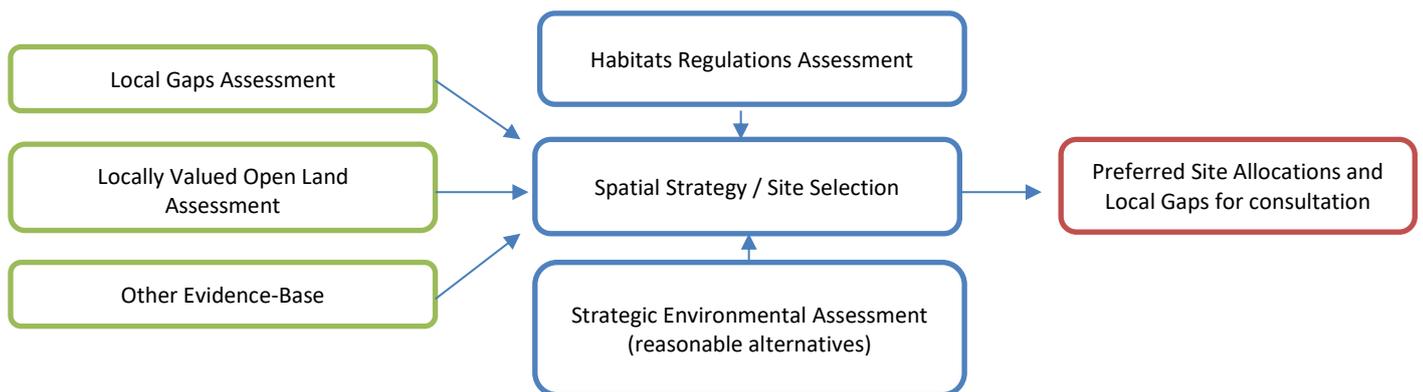
The DEFRA 25-year plan for the Natural Environment – under NPPF – calls for net gains in biodiversity. Development should only be supported if there is an environmental net gain.

It is important to ensure that there is no adverse impact on the openness of views particularly given the position of the village within the setting of the SDNP. See policies DM19, DM20 and DM28.

Hedgerows, ditches, and woodland provide ecological corridors that support the movement of species between areas of habitat by linking wildlife sites and reducing the risk of small, isolated populations becoming unsustainable (refer to CDC Ecological Networks map). It is important to assess whether any proposed development would have an adverse impact on the integrity and function of the wildlife corridor. Each Gap has its own distinct features as outlined in the individual assessment reports.

Other Evidence: Since the NPPF and preparation of the first WGPN, further national and local evidence has emerged, and will be considered as part of this review, including the following documents:

- Locally Valued Open Land Assessment (Terra Firma Consultancy Ltd 2019) (Appendix 1)
- CDC Landscape Capacity Study (March 2019)
- CDC Landscape Gaps Assessment (May 2019)
- WGPN Strategic Environmental Assessment (SEA) (AECOM 2020)
- WGPN Habitats Regulations Assessment (HRA) reports (AECOM 2020)
- CDC Ecological Networks Map (2014)
- Sussex Biodiversity Records Centre Desktop Biodiversity Report (May 2020)
- Report on a survey of Dragonflies and Damselflies on the River Kird, Barker, (2017)
- CDC Conservation Area Character Appraisal (2010)



METHODOLOGY

A re-assessment of the Local Green Gaps was initially undertaken by individual members of the WGNP Steering Group. The WGNP Steering Group then reviewed and discussed details to check accuracy. As some Group members have residences close by or overlooking a gap, it was agreed that for accuracy and parity across the gaps, residents who had previously helped with the Area Character Appraisals for the Village Design Statement or had shown interest in the Parish Council or WGNP, would be approached to review and verify the information.

Nineteen community members were asked to validate the assessments; 15 agreed to undertake and 13 completed assessments were returned. An officer from the District Council was unable to assist although a District Councillor for the Ward, who lives in a neighbouring parish, undertook the assessment. The validation exercise was undertaken during September, with forms returned by 30th September 2020.

Each community member was provided with the Local Green Gap Assessments for the 5 gaps and 5 assessment validation sheets and completed the exercise individually in their own time.

The WGNP Steering Group undertook a standardisation exercise on 8th October 2020 and agreed that the exercise had confirmed accuracy of the assessments, provided some useful comments to be incorporated and identified a few errors to be corrected. Full details of the community validation comments are provided in the accompanying report - Appendix 2: Local Green Gap Standardisation All Gaps.

Assessment Aim

The aim of this assessment was not only to identify the relevance of the Gaps to the Conservation Area and how they link around the village, but also the link to Sites of Special Scientific Interest and Areas of Outstanding Natural Beauty close to the village, as well as the link to the South Downs National Park.

Local Assessment: The criteria applied to assess the individual Gaps were drawn from those applied as part of the CDC Landscape Gaps Assessment 2019 with some modifications. One modification for example, is that the criterion “Does the land lie between settlements” is substituted for “Does the land lie between the settlement core and radial road development?”

In completing this review, research was undertaken to establish if there were any recent precedents in respect of designating Local Green Gaps (or similar). However, from an initial search there appears to be no definitive recent precedent, although the Hart Local Plan Inspector’s Report (February 2020) (<https://www.hart.gov.uk/local-plan-examination-2018/19>) is useful only in as much as it serves to confirm that there can be a role for Local Gaps, or similar, where they are suitably evidenced:

“MM83 also sets out that policies to designate specific areas or ‘gaps’ between settlements can be prepared through subsequent Development Plan Documents and Neighbourhood Plans. This

also raised concern during the MM consultation. I am mindful that the designation of gaps is relatively common and the Council could seek to identify gaps in future development plan documents... but would need to be sufficiently evidenced at that time. In addition, the same would apply to gaps designated in neighbourhood plans, where the justification for such designations would need to be robustly evidenced for any future examiner to find them appropriate.”

The central criterion for designation of Local Green Gaps in the Wisborough Green context is the visual separation and risk of coalescence. This is not easily identified in the criteria-based assessment and reference is again made to the Hart Local Plan Inspector’s Report:

“Further, I consider the use of ‘perception’ in the supporting text to be justified, as there may be circumstances where settlements can be perceived to have coalesced even if they have not physically done so.”

The Examiner’s Report for the Beech Neighbourhood Plan (May 2020)

(https://www.easthants.gov.uk/sites/default/files/documents/Beech_Examiner_Report_EHDC_Final_.pdf) includes a detailed discussion of designating local gaps, including the following statement:

“First of all, even though gaps between these settlements are not included in JCS Policy CP23, Gaps Between Settlements, I consider it is appropriate in principle for neighbourhood plans to identify such areas of local importance at the neighbourhood level. I am aware many other neighbourhood plans have included policies with similar aims.”

The following criteria have been used (based upon the Hart Local Plan). Reference to ‘between settlements’ has been changed to between village core and radial road development.

Gaps Criteria	Explanation/Comment
a) The land is predominantly open or undeveloped and provides a sense of separation between village core and radial road development.	Gaps should be predominantly open or undeveloped, but they need not be entirely open or undeveloped. For example, forms of development associated with the countryside (e.g. farmhouses, agricultural buildings, and certain types of infrastructure) may be able to exist within a Gap without undermining its function. Previously developed land can also exist within a Gap. Given the general encouragement to redevelop brownfield land, a Gap designation that washes over such land means that coalescence issues must be considered as part of any development proposal. Gaps should only be designated on land between village core and radial road development. They should not cover areas of countryside that do not separate settlements. Nor should they cover existing built up areas.
b) The land performs an important role in maintaining the separate identity of settlements at risk of coalescence	A Gaps policy focuses only on areas where there is a genuine need for the policy i.e. where village core and radial road development are close together and where there is a genuine risk that development would threaten physical or visual coalescence. They should not cover large areas of countryside where some development could clearly take place without harm to the separate identity of settlements.
c) In defining the precise extent	It is important that Gaps are not drawn larger than necessary for

<p>of a Gap, no more land than is necessary to prevent the coalescence of village core and radial road development will be included, having regard to maintaining their physical and visual separation.</p>	<p>the purpose they are intended. To do otherwise could be construed as failing to positively prepare a NP.</p>
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The assessment of individual Gaps includes consideration of the following:

- Landscape character
- The sense of arriving and leaving a place
- Landscape features (woodland, river, valley, landform)
- Topography
- Distance
- Existing vegetation and land use.
- The nature of settlement edges and how they integrate with the adjacent countryside
- Key views

Reference has also been made to the criteria used in the CDC Landscape Capacity Study (March 2019) and CDC Landscape Gaps Assessment (May 2019) when completing these assessments.

DESIGNATED LOCAL GREEN GAP ASSESSMENTS

CURRENT LOCAL GREEN GAP NAME	Greenbridge Gap A272 – Petworth Road	
CURRENT LOCAL GREEN GAP EXTENT	Figure: G1 Black Hatched Area: Local Green Gap Pink Area: NP Development Site Purple Line: Conservation Area Boundary Blue Line: Settlement Boundary	



Figure G2: Flood plain to the north.



Figure G3: From Greenbridge looking east towards village centre showing the wooded raised settlement edge



Figure G4: South from Greenbridge on the A272



Figure G5: South over pastureland by Southern Water substation

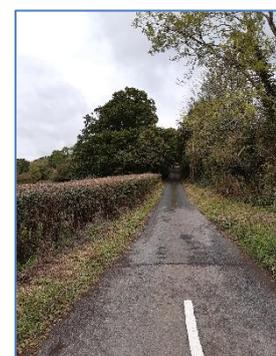


Figure G6: Looking up The Luth. The lower section is highway serving the properties only but reverts to Green lane linking to Windmill Gap

LOCATION AND OVERVIEW

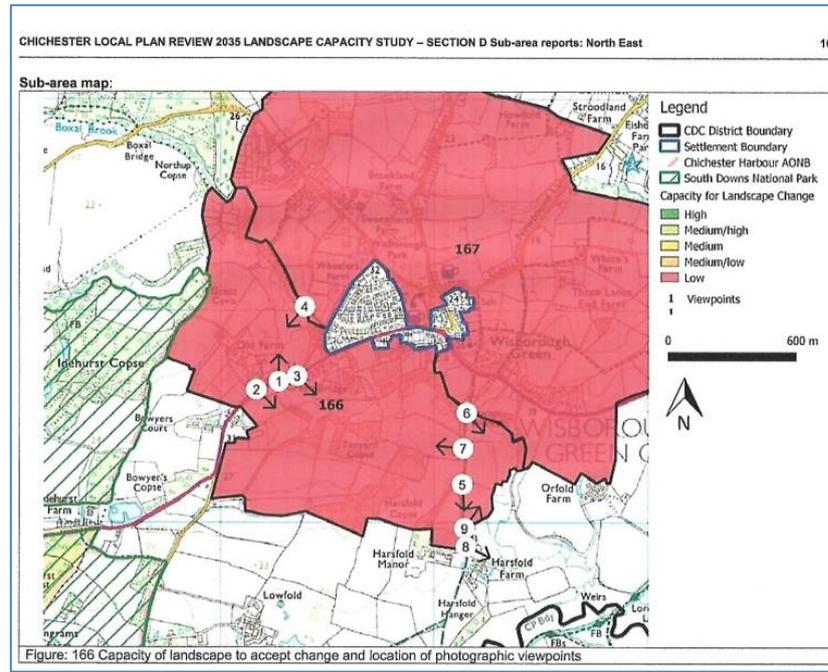


Figure G7:

Area 166 in CDC Landscape Capacity Study 2019

Viewpoints 1, 2, 3 and 4 in the report refer to Greenbridge Gap.

CDC LANDSCAPE CAPACITY STUDY 2019 – SUB AREA 166 River Kird and Southern Setting

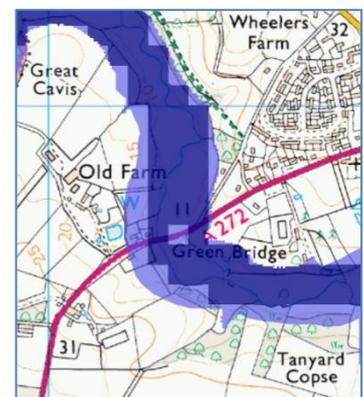
Visual Sensitivity:	Medium/Low
Landscape Sensitivity:	High
Landscape Character Sensitivity:	High
Wider Landscape Sensitivity:	High
Overall Landscape Sensitivity:	High
Landscape Value:	Medium
Landscape Capacity:	Low



Figure G8: Flooding at Greenbridge

Figure G9: Flood Risk Map

Dark Blue: High Flood Risk (a greater than 1 in 30 (3.3%) chance)
 Mid Blue: Medium Flood Risk (a 1 in 30 (3.3%) to 1 in 100 (1%) chance)
 Pale Blue: Low Flood Risk (a 1 in 100 (1%) to 1 in 1000 (0.1%) chance)



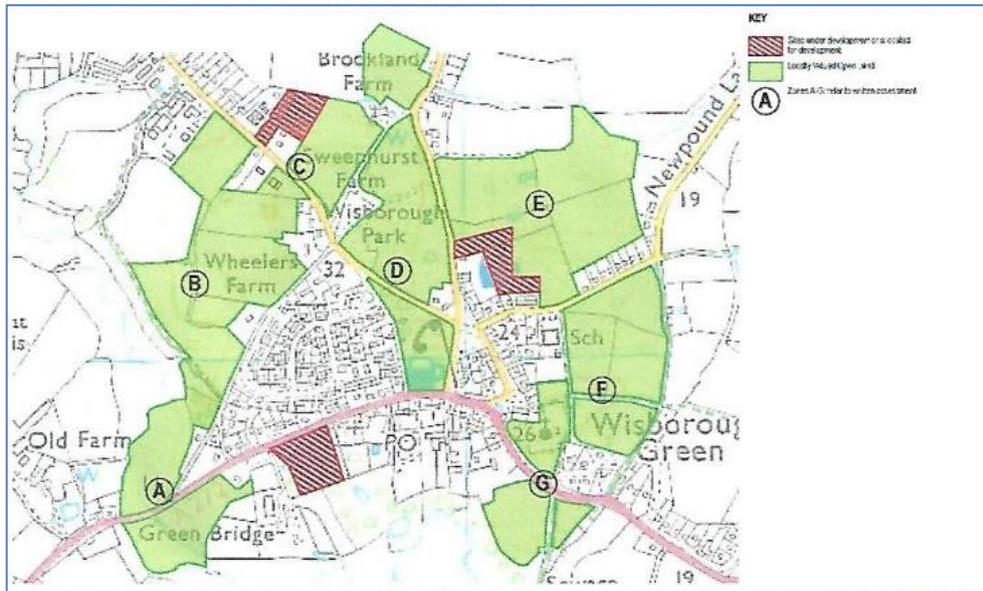


Figure G10:

Area A:
Locally Valued Open
Land Assessment
(Terra Firma 2019)

AREA DESCRIPTION

The gap is bisected by a radial road, the A272 (Petworth Road), and the following describes the land on either side of the road.

North Side of Petworth Road: Approaching the village on the A272 from Petworth, the view to the north is open, low lying pasture fields with rush banks forming a flood plain for the River Kird which crosses under the A272 at Greenbridge. Long views to the north are to woodland which is classified on the Defra Magicmap as Ancient Semi Natural Woodland which is a priority habitat (Figure G2).

There is a narrow lane leading uphill to one dwelling adjacent to the Gap (Figure G6). The lane then runs along the Settlement Boundary, reverting to a grass footpath as it rises more steeply towards another isolated dwelling, before reverting to a highway running alongside fields that overlook the Local Green Gap. Views from this lane (The Luth) across the Gap to the A272 are open and provide a vista across the fields to the river, the bridge is visible and there is intermittent hedging. There is some metal and wooden fencing along the road border.

South Side of Petworth Road: There is a pavement along the A272 leading to the village settlement (Figure G3). Gate access leads to enclosed meadows bordered by mature native hedging. There are isolated trees within the fields and tree lines beyond where the land rises sharply to more pastureland and woodland. The woodland is again classified as Ancient Semi Natural Woodland (Figure G5).

There is a Southern Water water treatment substation by the gate with a highway layby.

The river and bridge form the end of the Gap bounded on both sides by fields, shrubs and hedging and some intermittent trees along the roadside. The river meanders through fields of pastureland on both sides of the road. There are intermittent houses and farms on both sides of this radial road to the west of this Gap with some short views to and from the bridge in both directions.

Overhead power lines are a prominent feature and run across on the eastern edge of both the north and south sides.

HISTORICAL SIGNIFICANCE

Greenbridge is described in the 1801 and 1804 Indictments as “carrying the Petworth to Horsham road over a certain river called Green River (but is actually the Kird) which joins the Arun at “Arfold“ now known as Orfold.”

The Luth is an ancient road that runs from Durbans Road by Brooklands Farmhouse (where there were glass furnaces long ago) to Greenbridge. It is now a green lane (PROW) which runs under the west slope of Butts Hill and is consequently well sheltered from the East and West, hence its name ‘Lewth’ (Anglo-Saxon) or ‘Heowth’ meaning warmth. Its current name of The Luth is a corruption of the old dialect.

The bridge lies west of the village and is marked on maps from 1724 onwards. In 1638 water bailiffs stated that the bridge needed repair but those parties responsible for the repairs remained in legal dispute until 1799 - 160 years. Originally timber, the bridge became a single brick arch in 1807 until damaged by floods and in 1892 it became two low red brick arches with solid built parapets. The brickwork was reinforced with concrete during road widening in 1926. The substantial rise in the level of the present road is illustrated by the frontage of Greenbridge Cottage which is now well below it.

To the south of the A2727 and bordering the river was Bridge Meadow, part of Amblehurst Farm owned by James Eade and occupied by George Upper. Bordering it to the east was another Bridge Meadow, this time owned and occupied by Mrs Mary Napper of Tan Yard. The bridge appears to have been of some strategic significance as a Barracks Cottage as an Artillery Copse are close by and cannon balls have been found.

KEY CHARACTERISTICS AND KEY VIEWS:

- Mostly low lying, gently undulating landscape to the north.
- Water, wet grassland, stream and meadow habitats.
- Hedgerows and more mature hedgerow trees.
- Rich marginal vegetation along riverbanks supporting variety of habitat.
- Intricate pattern of small contained pastures and larger arable fields to the south.
- Veteran or isolated field and hedgerow trees, good hedgerow matrix.
- A few widely dispersed small farms on elevated valley sides.
- Long views across the river and flood plains to wooded areas beyond to the north, classified Ancient Semi Natural Woodland.
- Short views from A272 across contained pastureland to rising land and woodland to the south, classified Ancient Semi Natural Woodland.

COMMUNITY SIGNIFICANCE:

This Local Green Gap is meaningful to the community as the proximity to the river and the opens views provides a significant and unique vista across the low-lying flood plains and associated flora and fauna. Several people identified these views in the April 2012 consultation event. The lane leading up to The Luth provides a scenic footpath to the village estates from this area without detouring through the village centre. Being a no-through road, traffic is limited and therefore provides safe and well used access to the village centre for cyclists and walkers. Wildlife along the river can be observed from this Local Green Gap.

VISUAL SEPARATION

North Side: The landscape is open in nature giving physical and visual separation from the village boundary and urban edge. The flatter land of the flood plain reinforces the perception of landscape change as land rises up on both sides after the river plain towards the village core to the east and some buildings along the radial road to the west. The PROW heading north from the A272 gives a range of views at several locations.

South Side: The separation character is more contained with enclosed pastures and shorter views across the fields through hedging to woodland beyond. A single house and farm beyond the Gap form the radial route development.

LANDSCAPE GAP ASSESSMENT	YES/NO IN PART	Comment
Does the land lie between the village core and radial road development	YES	As per all designated Gaps.
Is the land predominantly undeveloped?	YES	Largely undeveloped. Contains one cottage on the northside and the wastewater treatment substation on the south.
Is there a coherent land management pattern? (may include a number of different uses)	YES	The whole Gap is associated with the River Kird which creates a strong sense of coherence.
Are there clearly defined coherent boundaries?	YES	Mature hedging and hedgerow trees and tree lines. Woodland to the north and south is classified as Ancient Semi Natural Woodland. Some fencing and a hard surface lane to The Luth.
Is there distinct settlement character/pattern?	YES	The western half of the main settlement mainly comprises C20 th housing, with no Listed buildings; however, at the very western extent of the settlement, bordering the Local Green Gap, is “the Luth”, the name of both a historic lane and a historic cluster of buildings (shown as “the Looth” on Ordnance Survey Maps until the latter half of the C20 th . The outlying cluster of buildings, beyond Greenbridge (named on historic and current OS maps), comprises three Grade 2 Listed buildings, including Greenbridge Cottage.
Is there a well-defined urban edge?	YES	Well-defined urban edge which softened by wooded escarpment.
Is the land predominantly open in character?	YES	Northern side: Open on around river and in distance. Southern side: Enclosed pastureland and fields.
In addition to the road, are there other PROW?	YES	The Luth, a historical Green Lane, provides access to the north away from the A272 to Kirdford Road and onwards to Durbans Road.
Is there inter-visibility across the Local Gap to or from key locations?	YES	The flood plain to the north provides open and distant views from the A272.

Does the area play an important role in the provision of green infrastructure?	YES	Extremely high GI value reflecting the river corridor and close links to the Mens SAC via hedges. A Dragonfly survey of the River Kird was recently undertaken by a local community group. This demonstrated the importance of the River Kird, with species assembly comparable to the downstream SSSI (River Arun). The full report is included in the WGNP evidence.
Are there opportunities to enhance green infrastructure?	YES	A long-term objective is to ensure that the current natural habitat and biodiversity of the river corridor is maintained and enhanced.
Are there views to and from a designated landscape/townscape?	YES	Northern side: Open view across to woodland, classified as Ancient Semi Natural Woodland. Southern side: Short views across contained pasture to woodland classified as Ancient Semi Natural Woodland
Does this Local Gap still meet the criteria for its designation?	YES	

DESIGNATED LOCAL GREEN GAP ASSESSMENTS

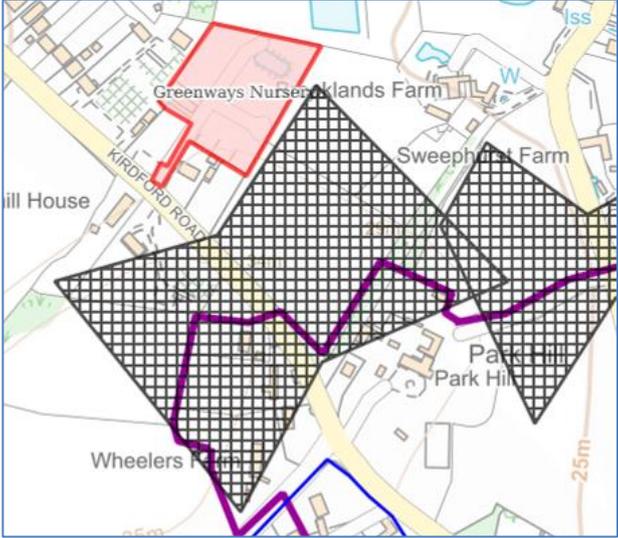
<p>CURRENT LOCAL GREEN GAP NAME</p>	<p>Windmill Hill Gap Kirdford Road</p>
<p>CURRENT LOCAL GREEN GAP EXTENT</p>	<p>Figure: WH1</p> <p>Black Hatched Area: Local Green Gap</p> <p>Pink Area: NP Development Site</p> <p>Purple Line: Conservation Area Boundary</p> <p>Blue Line: Settlement Boundary</p> 



Figure WH2: Village Approach – nursery site entrance on the right



Figure WH3: From field gateway looking north-east on the edge of Conservation Area with distant views



Figure WH4: Rising land to redundant nursery site



Figure WH5: Looking west out of the village

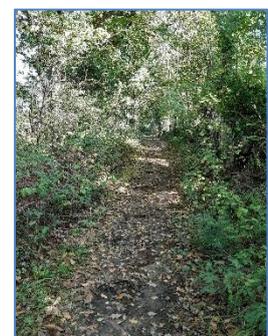


Figure WH6: From Kirdford Road looking down the Green lane which links to Park Gap

LOCATION AND OVERVIEW

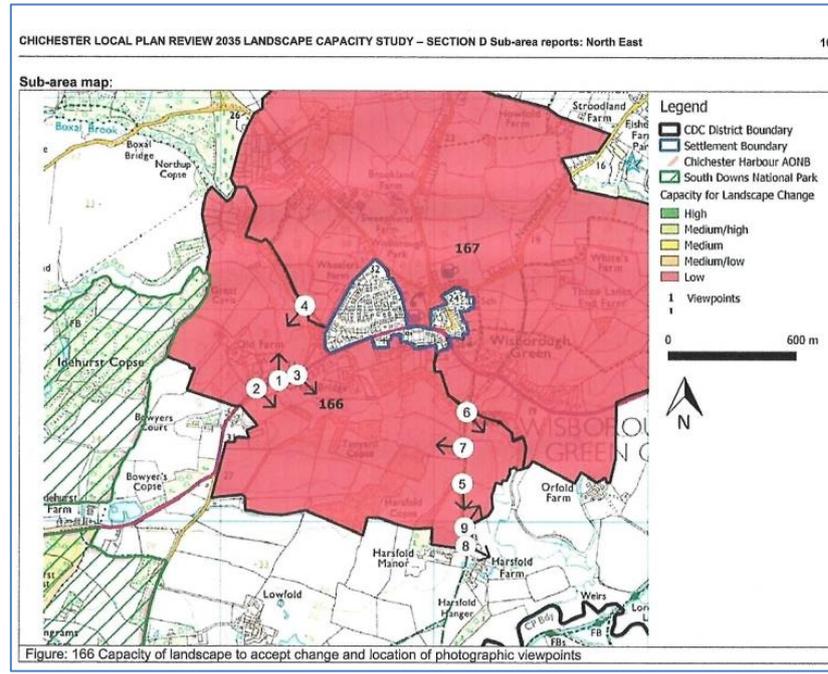


Figure: WH7

Area 167 in CDC Landscape Capacity Study 2019

CDC LANDSCAPE CAPACITY STUDY 2019 – SUB AREA 167: Wisborough Green Settled Low Weald

Visual Sensitivity:	Medium/High
Landscape Sensitivity:	High
Landscape Character Sensitivity:	High
Wider Landscape Sensitivity:	Medium/High
Overall Landscape Sensitivity:	High
Landscape Value:	Medium/High
Landscape Capacity:	Low

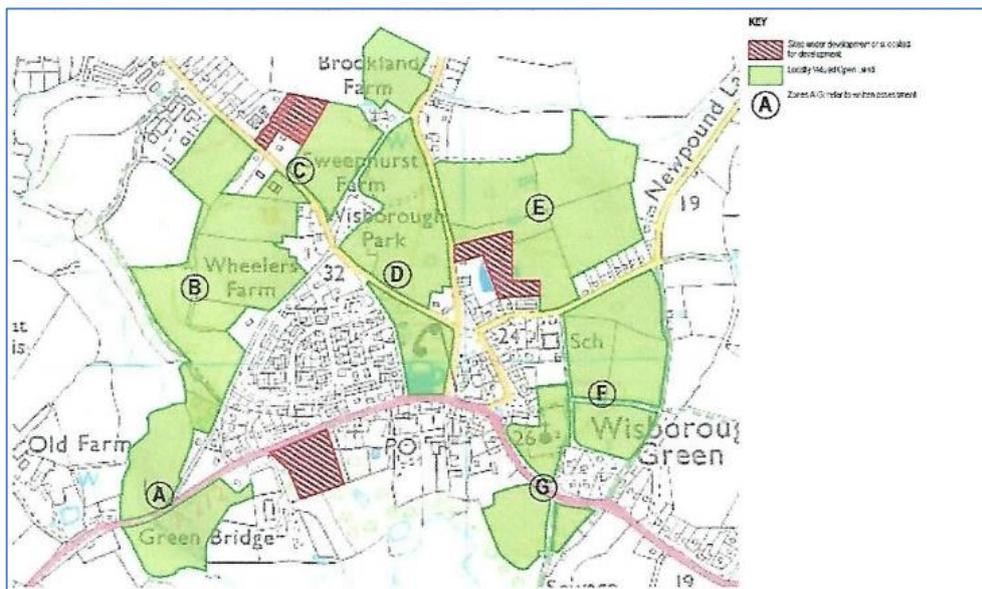


Figure: WH8

Area C:
Locally Valued Open
Land Assessment
(Terra Firma 2019)

AREA DESCRIPTION

The gap is bisected by a radial road, Kirdford Road, and the following describes the land on either side of the road.

North Side of Kirdford Road: Approaching the village from the west on Kirdford Road, there is ribbon development immediately prior to the Local Green Gap before the settlement area is reached (Figure WH2). The Gap consists of an agricultural field/pastureland bordered on two sides by native hedging and mature trees. It slopes down to open views of a Listed farmhouse, barn, and outbuildings. On the third border a wooden post and rail fence divides the field from an adjoining paddock with newly planted tree screening consisting of poplar, willow, and some older conifers.

Views from the road across the field through the hedge and access five bar gate are open and provide a vista across to the typical Sussex vernacular tile hung farm buildings to rising land, woodland, and the distant pylons beyond (Figure WH3). (Identified in the CDC Conservation Area Character Appraisal 2010). Distant views also include electricity pylons and cables.

To one side of this field (recently levelled and re-sown with grass for sports pitch use) there is a Green Lane which runs from Kirdford Road linking to Durbans Road at the lower end of the lane (Figure WH6). The historic nature of this lane is demonstrated by the hedgerow particularly on the west side, which is species rich, an indicator of age. Young Elm trees, in healthy condition, are evident which is quite unusual in hedgerows these days.

Mature hedging and trees, some with Tree Preservation Orders (eastern and southern borders), divide the lane from the field. On the fourth western border of the field some wooden fencing panels screen existing static caravans, the boundary of radial development.

South Side of Kirdford Road: There is steeply rising land which consists of a small paddock and redundant nursery site with high roadside native hedging and a narrow grass verge. There is visibility through one five bar gate and the wide-open nursery site entrance (Figure WH3). The dwelling associated with the nursery has an agricultural occupancy restriction. There are elevated views to the south-east across the valley to the South Downs from behind the existing dwelling. The rising land and hedges constrain these views from the road. This gap links to other land in The Luth with open views identified as registered significant views in the public consultation 2012 and views towards the Greenbridge Local Gap.

HISTORICAL SIGNIFICANCE

On the 1842 Tithe Map, the field to the north was an arable field called Barn Field, owned and occupied by Thomas Elliott Jnr of Brookland Farm. It was also referred to as Old Field and then Hill Brook Field, with the same use and ownership. It subsequently became an orchard owned and occupied by Williams Dalston who paid a tithe of 4/1d to the Vicar.

Historical evidence of 1919 suggests that there was a wooden farmer's mill, perhaps belonging to nearby Wheelers Farm, located on the hilltop on the southside.

KEY CHARACTERISTICS AND KEY VIEWS:

- Small and medium sized fields of predominantly pasture.
- Good hedgerow matrix with mature hedgerow trees. The
- Occasional long views to the South Downs and Greensand Hills. Views to the north also include pylons and electricity cables.
- Green lane, a historic feature and key walking route, with multiple biodiversity and habitats.

- Varied local building materials of stone, brick, weatherboard, and half-timber along radial road development.
- The green gaps lie between the village settlement boundary and other roadside strips.

COMMUNITY SIGNIFICANCE:

This Local Green Gap is meaningful to the community as a registered significant view (NP consultation 2016). On exiting the village built up area, it is the first significant change in character to open land with distant views to rising land beyond.

The Green lane is a scenic walk for inhabitants providing a peaceful sunken lane walk that connects Kirdford Road to Durban Road as well as south to the A272, linking three Local Green Gaps. The southern side holds historical significance as its name Windmill Hill is part of the heritage of Wisborough Green, signifying the steeply rising ground on which one of the villages two windmills was originally located.

A section of land within this gap has been offered to Wisborough Green Sports for potential community sport use, primarily cricket during the summer months. During 2019/2020, the surface has prepared for this purpose, to be used under the 28 day Permitted Development rule.

VISUAL SEPARATION

The landscape to the northern side of the Local Green Gap is open in nature with distant views giving physical and visual separation from the village boundary and Conservation Area which gives the accurate impression of leaving a built up area for a more rural countryside environment.

The landscape on the southern side of the Gap is more contained and less open with small pasture areas bordering higher greenfield land until after the more level and open land is reached. There are some individual dwellings at intervals within the southern side of the Gap.

This Local Green Gap is located immediately prior to the urban edge of the village and forms the boundary with the Conservation Area at the western side. Development within this Gap on the southern side would be difficult and inappropriate given the steeply rising land of Windmill Hill.

LANDSCAPE GAP ASSESSMENT	YES/NO IN PART	Comment
Does the land lie between the village core and radial road development?	YES	As per all designated Gaps.
Is the land predominantly undeveloped?	YES	Arable fields and paddocks. Horticultural greenhouses on southern side.
Is there a coherent land management pattern? (may include a number of different uses)	YES	North: Agricultural field with current planning application for sports pitches. South: Redundant nursery glasshouse and paddocks.
Are there clearly defined coherent boundaries?	YES	Mature hedgerows and tree lines. Some fencing – all boundaries. Clearly defined.
Is there distinct settlement character/pattern?	YES	Small rural village – built up Conservation Area. Gap separates core from radial ribbon development.
Is there a well-defined urban edge?	YES	North: Two houses and parkland. South: Continuous housing.

Is the land predominantly open in character?	YES	Kirdford Road intersects the Gap – footpaths and a Green lane run through it.
In addition to the road, are there other PROW?	YES	Green lane to the north to Durban Road creating a link to Park Gap
Is there inter-visibility across the Local Gap to or from key locations?	YES	Good inter-visibility.
Does the area play an important role in the provision of green infrastructure?	YES	Mature hedging and trees. Established pastureland. A Green Lane. Range of biodiversity. Bat corridor.
Are there opportunities to enhance green infrastructure?	YES	Replacement trees and hedging on the north side.
Are there views to and from a designated landscape/townscape?	YES	Registered Neighbourhood Plan views across northern side of Gap and high-level views to the south between housing.
Does this Local Gap still meet the criteria for its designation?	YES	

DESIGNATED LOCAL GREEN GAP ASSESSMENTS

CURRENT LOCAL GAP NAME	Park Gap Durbans Road
CURRENT LOCAL GAP EXTENT	Figure: P1 Black Hatched Area: Local Green Gap Pink Area: NP Development Site Purple Line: Conservation Area Boundary Blue Line: Settlement Boundary

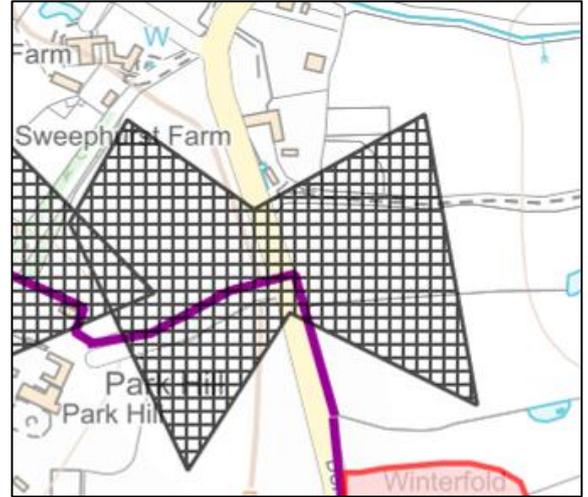


Figure P2: First glimpse of church steeple when approaching the village centre



Figure P3: West Side - Park boundary hedge height increases restricting views of parkland



Figure P4: East side - view through five-bar gate



Figure P5: West Side – native hedging with views across rising pasture with parkland beyond



Figure P6: West Side – View of parkland visible from five-bar gate

LOCATION AND OVERVIEW

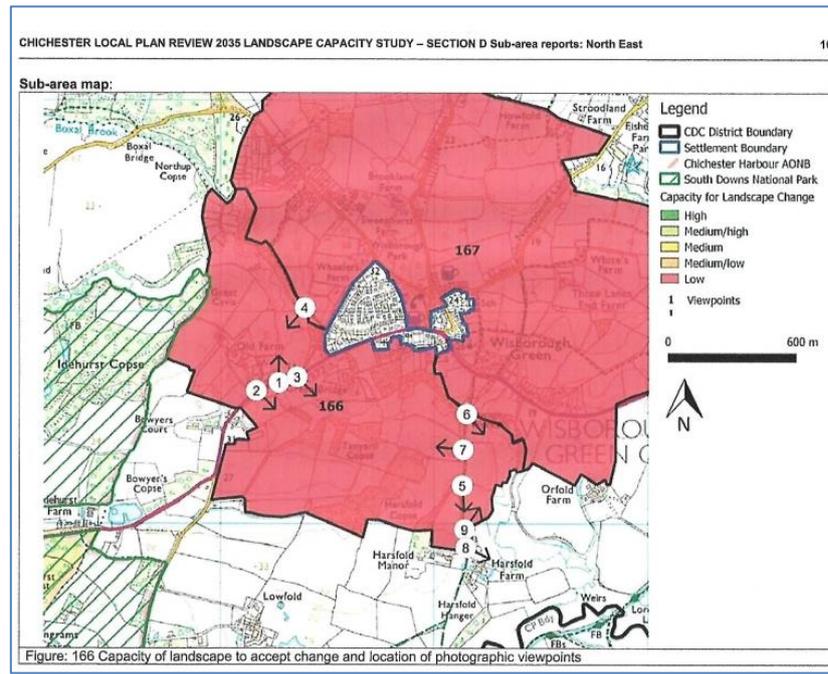
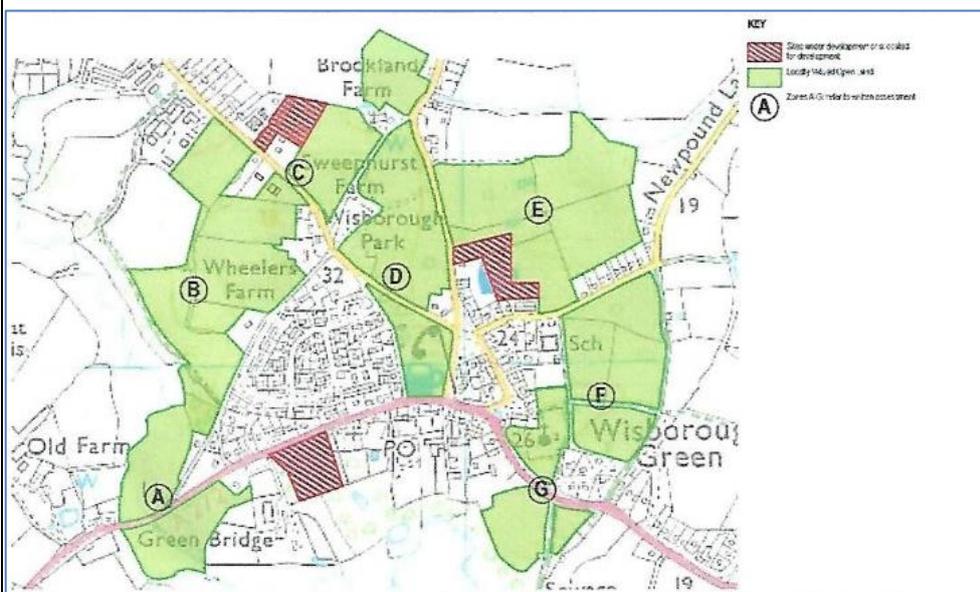


Figure P7:

Area 167 in CDC Landscape Capacity Study 2019

CDC LANDSCAPE CAPACITY STUDY 2019 – SUB AREA 167: Wisborough Green Settled Low Weald

Visual Sensitivity:	Medium/High
Landscape Sensitivity:	High
Landscape Character Sensitivity:	High
Wider Landscape Sensitivity:	Medium/High
Overall Landscape Sensitivity:	High
Landscape Value:	Medium/High
Landscape Capacity:	Low



AREA DESCRIPTION

The gap is bisected by a radial road, Durbans Road, and the following describes the land on either side of the road.

East Side of Durbans Road: Approaching from the B2133 on Durbans Road, the Gap provides the first sight of the Wisborough Green church steeple in its elevated position (Figure P2). There is low hedging and a grass verge that runs from the radial development to the Conservation Area edge, with a five-bar gate to access flat agricultural fields beyond (Figure P4). The openness of these fields gives scenic views to more hedging, fields, and woodland beyond within which there are natural and created ponds with moor hens, deer and other flora and fauna present. Some planting of non-native flora such as Laurel and Rhododendron is evident. Some individual houses can be glimpsed through mature oaks and other trees along hedgerows in the distance. Construction of the Songhurst Meadow housing development is now evident.

West Side of Durbans Road: Approaching the village there is mature native hedging over which there are views across the rising ground, planted with vines in 2020, of the parkland beyond (Figure P5). There are also views from the access gateway to Park Hill. A pavement runs along the whole length of this hedge towards the village centre from beyond the end of the green gap area (Figure P3). The Park Hill gateway is bordered on both sides by mature shrubs and some conifer trees. There are individual mature oaks within the parkland. The hedging increases in height towards the village and restricts the views with only occasional glimpses of the parkland at this point (Figure P6).

An Area Tree Preservation Order is in place for the whole Gap area and extends further to boundary lines.

HISTORICAL SIGNIFICANCE

In 1567 Huguenots fleeing France established the Sussex glass making industry around Wisborough Green whose wealth was then based on its iron and glass industries before the industrial revolution. The land in and around Park Gap was used by this glass industry as can be seen by the Register of Wisborough Sussex which includes names such as Jan de Tisac, Pierre Vaillant and Arnaud Bisson. Fragments of glass can still occasionally be found today.

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.

The woodland surrounding this area provided the fuel to fire the furnaces and in 1615 Acts of Parliament prohibit the use of wood as fuel for glass killing off the West Sussex glass industry.

On 1842 Tithe Map, the land known as The Park was Males Farm with the farmhouse at Park Cottage. The fields on the east side, all meadows at that time, were called Sexton's Meadow, owned and occupied by Williams Evershed of Sexton's Farm.

KEY CHARACTERISTICS AND KEY VIEWS:

- Small and medium sized fields of pasture with some large arable fields.
- Varied local building materials of stone, brick, weatherboard at urban edge of Gap.
- Hedgerows, mature trees and over-mature oaks.
- Flat pastoral landscape.

- Parkland landscape.
- Restricted views due to hedging to the west.
- Open views on east to fields and hedges and small wooded areas.
- On village approach, view of church steeple.
- The Gap lies between the village settlement boundary and outer ribbon development.

COMMUNITY SIGNIFICANCE:

This Local Green Gap is meaningful to the community as an intrinsic part of the character of the village in this location. It is very much where the rural countryside appears and opens out after the build-up Conservation Area. This wide Gap provides a scenic walk towards housing further along this radial road that is safe for pedestrian use as it is flat and has a pavement. It is also extremely popular with dog walkers who use the fields within the Gap (not public rights of way) as a circular route that connects to the other lanes nearby.

The green lane that borders part of this Gap is also a popular and scenic walk and creates a link to Windmill Hill gap. There are various views across parkland and open Sussex landscape in this Gap that are available and enjoyed by all who use this access to the village.

When approaching the village, the Gap provides the first sight of the Wisborough Green church steeple in its elevated position.

VISUAL SEPARATION

This wide Local Green Gap provides good visual separation on both sides of the intersecting road. It clearly physically delineates the urban village edge from the Durbans Road radial development with its open flat green fields to the east and open parkland to the west. This Gap has no development within its designated area reinforcing its rural character and location.

LANDSCAPE GAP ASSESSMENT	YES/NO IN PART	Comment
Does the land lie between the village core and radial road development	YES	East Side: Forms a wide and open gap between the village edge and radial road development. West Side: Forms a wide, more contained gap.
Is the land predominantly undeveloped?	YES	Agricultural fields and undeveloped parkland.
Is there a coherent land management pattern? (may include a number of different uses)	YES	East Side: Pastureland. West Side: Privately owned/managed parkland. Vineyard on the west side planted in 2020.
Are there clearly defined coherent boundaries?	YES	Mature hedges and gates.
Is there distinct settlement character/pattern?	YES	Small rural village. Built up Conservation Area. Gap separates central core from radial road ribbon development.
Is there a well-defined urban edge?	YES	East Side: End of core housing development. West Side: Field and open parkland.
Is the land predominantly open in character?	YES	Open on both sides although hedging obscures views on west side.

In addition to the road, are there other PROW?	YES	Durbans Road intersects the Gap. A Green Lane runs alongside, joining this Gap and the Windmill Hill Gap.
Is there inter-visibility across the Local Gap to or from key locations?	YES	Good inter-visibility.
Does the area play an important role in the provision of green infrastructure?	YES	Range of habitats: green field, mature hedging and trees, ponds and pastureland.
Are there opportunities to enhance green infrastructure?	YES	Management of over mature trees.
Are there views to and from a designated landscape/townscape?	YES	Views across landscape to the east.
Does this Local Gap still meet the criteria for its designation?	YES	

DESIGNATED LOCAL GREEN GAP ASSESSMENTS

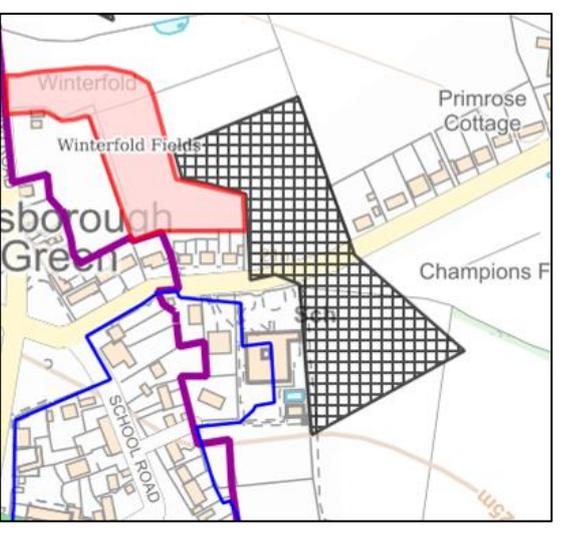
<p>CURRENT LOCAL GREEN GAP NAME</p>	<p>Songhurst Gap Newpound Lane</p>	
<p>CURRENT LOCAL GREEN GAP EXTENT</p>	<p>Figure: S1</p> <p>Black Hatched Area: Local Green Gap</p> <p>Pink Area: NP Development Site</p> <p>Purple Line: Conservation Area Boundary</p> <p>Blue Line: Settlement Boundary</p>	



Figure S2: Approaching village. High hedging and land given impression of sunken lane



Figure S3: Open views to church through gateway



Figure S4: First glimpse of the church from the PROW just inside the field



Figure S5 From the PROW looking up to the church on raised ground



Figure S6: School frontage with new development, pedestrian access, and temporary fence on left



Figure S7: Looking north over the new public open space with the Songhurst Meadow development under construction

LOCATION AND OVERVIEW

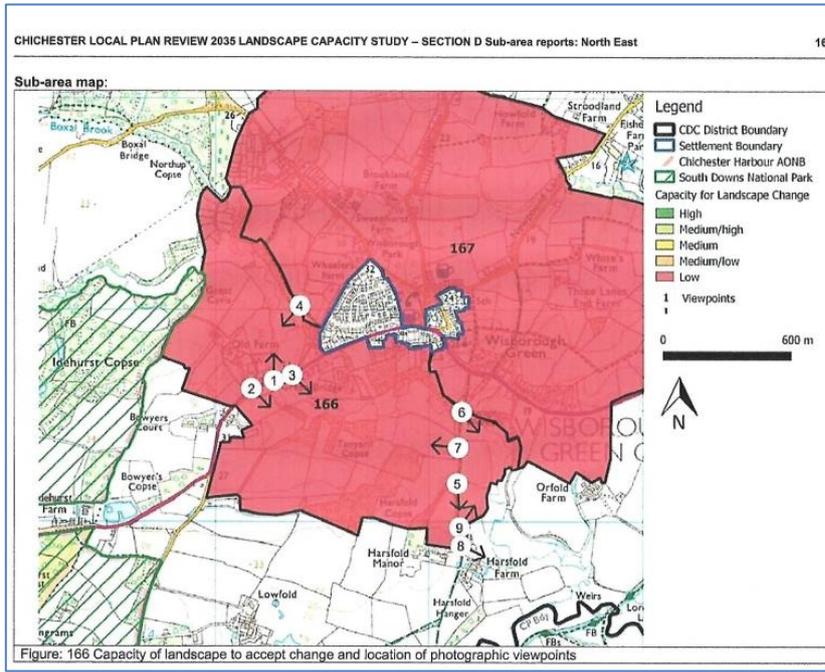


Figure: S8

Area 167 in CDC Landscape Capacity Study 2019

CDC LANDSCAPE CAPACITY STUDY 2019 – SUB AREA 167: Wisborough Green Settled Low Weald

Visual Sensitivity:	Medium/High
Landscape Sensitivity:	High
Landscape Character Sensitivity:	High
Wider Landscape Sensitivity:	Medium/High
Overall Landscape Sensitivity:	High
Landscape Value:	Medium/High
Landscape Capacity:	Low

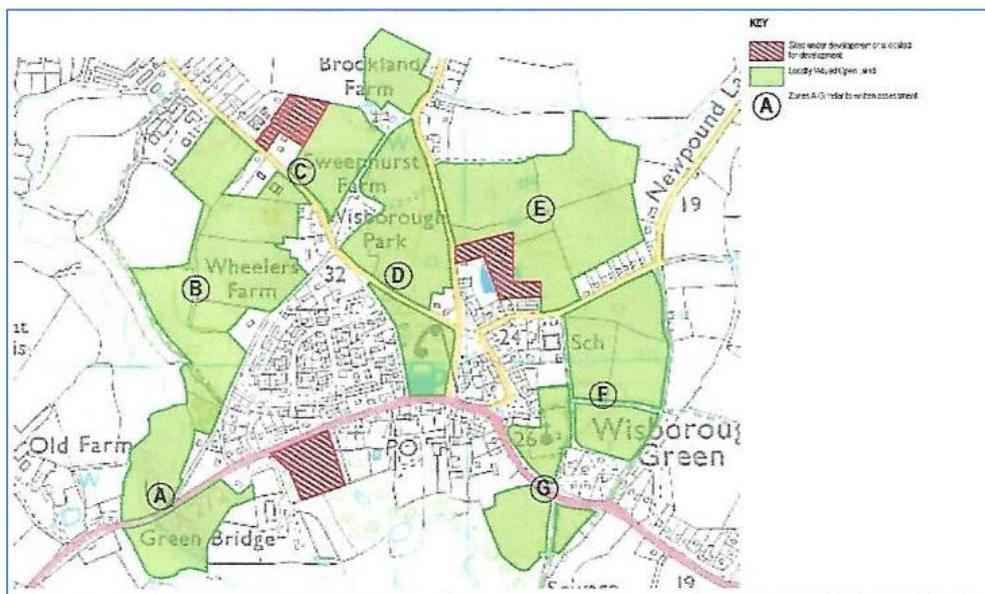


Figure: S9

Area E & F:
Locally Valued Open
Land Assessment
(Terra Firma 2019)

AREA DESCRIPTION

The gap is bisected by a radial road, Newpound Lane, and the following describes the land on either side of the road.

North Side of Newpound Lane: Approaching the village along Newpound Lane there is higher land above road level with high mature hedging bordering a narrow-banked field (Figure S2). The hedge grows immediately up to the roadside with no verge except where a recent new footpath has been created to link the Songhurst Meadow housing development to the local primary school front entrance; the created verge provides visibility for pedestrians (Figure S4). The field is currently pastureland enclosed by native hedging but will become green field recreational space for village use in 2020. There will be additional green infrastructure with the creation of new woodland and a small wildflower meadow to provide habitats for biodiversity gain. The Songhurst Meadow development is now under construction and is visible through the hedge across the gap (Figure S7).

South Side of Newpound Lane: Initially high-level pastureland with continuous high hedging giving the impression of a sunken lane at this point (Figure S2). The landscape then opens out and there are wide green verge areas in front of the school entrance, hedging and some trees. A five-bar gate and stile lead into the agricultural fields which are currently used as cattle grazing (Figure S3). A public footpath runs alongside the native hedging which encloses the field on all sides, there are mature hedgerow and field oaks at regular intervals and the land rises to the church and churchyard beyond (Figures S4 & S5). This is accessed by another stile.

There are open views from the field gateway, a ditch runs in front of one of the school verges which eventually joins the Moonsbrook contributory. Native flora is evident with in the gateway and hedges. There is continued hedging on the lanes edge with more pasture fields at a higher level.

HISTORICAL SIGNIFICANCE

Consists of land at Songhurst Meadow and part of the Glebe Fields below St. Peter Ad Vincula, a medieval church. Glebe is historically endowed land traditionally used to support the parish priest and may be in church ownership. The first known use of Glebe was in the 14th century and is derived from the Latin 'gleba' for clod or land. In 1978 the Endowments and Glebe Measure 1976 came into effect transferring the ownership and management of Glebe land from incumbents to Diocesan. These days Glebe land consists mainly of agricultural, commercial, and residential land and can also include recreational benefit.

The field next to the school was known as Middle Four Acres and was designated Rectoral Glebe on the 1842 Tithe Map. It is shown as being an arable field. The Wisborough Green Glebe Fields have continued to be farmed as arable and pastureland and currently retain this use.

The land now known as Songhurst Meadow has had recent change of use from agricultural to a mix of residential and recreational. On the 1842 Tithe Map it was shown as Sexton's Meadow, First Sexton and Middle Sexton, owned by Mr Tobbitt with Mr Songhurst as tenant. Mr Songhurst's name is now perpetuated in village history by its title and by the future public use of the land by the community.

KEY CHARACTERISTICS AND KEY VIEWS:

- Views across pastureland to the church and churchyard.
- More contained views through pathway access and hedging to the north, including the Songhurst Meadow development which is now under construction.
- Small and medium sized fields of predominantly pasture.

- Winding narrow lane with few passing places and without verges.
- High mature hedgerows and mature hedgerow trees.
- Mature field oaks.
- Pasture fields at raised level giving the impression of a sunken lane at some points.

COMMUNITY SIGNIFICANCE:

This Local Green Gap is meaningful to the community as the small but significant green border between this built up area of Newpound Lane and the immediately rural character of the remainder of the only access lane (as against road) into Wisborough Green.

The future use of the current northern fields as recreational space with replanted habitat areas will also provide green space for family exercise and sporting use available to the whole community.

There are views across to the church, and the public right of way on the southern side is extremely popular, well used and recognised as valuable by the community. The two old wooden stiles that provide access from the lane through the narrow field entrance and into the churchyard are characterful as well as practical being part of the green scenery of the area.

The local primary school is located next to this Gap which brings associated footfall to this area of the lane and underpins the need for its continued use as green space. The School has shown support for use of the public open space area for recreation, as well as ecology work, and the creation of the new footpath will create safe and improved connectivity to the community car park and Durbans Road to encourage walking to school.

VISUAL SEPARATION

This is a narrow gap that provides open physical and visual separation of one field to the north and one field to the south. The landscape on both sides is open fields with clear borders of native hedging. Views from the lane are contained and restrained by hedging to the north. High hedging also constrains views to the south except through the field gateway. This gap has no development within it, although the new development of Songhurst Meadow, on the edge of the gap, will be visible when constructed.

LANDSCAPE GAP ASSESSMENT	YES/NO IN PART	Comment
Does the land lie between the village core and radial road development	YES	Forms a narrow gap to the north and south of the lane separating core and radial development.
Is the land predominantly undeveloped?	YES	North: undeveloped. South: undeveloped pastureland adjacent to school building and grounds.
Is there a coherent land management pattern? (may include a number of different uses)	YES	North: grazing pasture – future recreational use. South: grazing pasture.
Are there clearly defined coherent boundaries?	YES	Mature hedgerows.
Is there distinct settlement character/pattern?	YES	First undeveloped greenfield land outside edge of village core along this radial road.
Is there a well-defined urban edge?	YES	Clear edge on both sides.

Is the land predominantly open in character?	YES	Open to the north – open after gateway access to the south.
In addition to the road, are there other PROW?	YES	A public right of way intersects both sides of the Gap.
Is there inter-visibility across the Local Gap to or from key locations?	YES	Clear visibility.
Does the area play an important role in the provision of green infrastructure?	YES	Good habitat provision – additional green infrastructure to be created within the northern side of the Gap.
Are there opportunities to enhance green infrastructure?	YES	New woodland and wildflower meadow being created in the public open space.
Are there views to and from a designated landscape/townscape?	YES	Views across to the Grade I Listed church and churchyard.
Does this Local Gap still meet the criteria for its designation?	YES	

DESIGNATED LOCAL GREEN GAP ASSESSMENTS

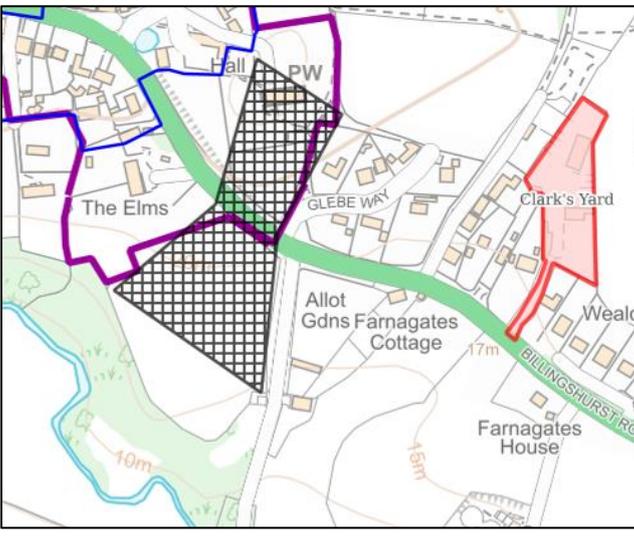
CURRENT LOCAL GAP NAME	Harsfold Gap A272 – Billingshurst Road	
CURRENT LOCAL GAP EXTENT	Figure: H1 Black Hatched Area: Local Green Gap Pink Area: NP Development Site Purple Line: Conservation Area Boundary Blue Line: Settlement Boundary	



Figure H2: Village approach at the top of Harsfold Lane on the edge of Conservation Area. Trees and high native hedge enclose a small field



Figure H3: Open views to Grade 1 Listed church in elevated position



Figure H4: The PROW which continues through the churchyard to the Songhurst Gap



Figure H5: View from church towards South Downs



Figure H6: Top of Harsfold Lane looking south. Allotments and Scout Hut on the left

LOCATION AND OVERVIEW

CHICHESTER LOCAL PLAN REVIEW 2035 LANDSCAPE CAPACITY STUDY – SECTION D Sub-area reports: North East

166

Sub-area map:

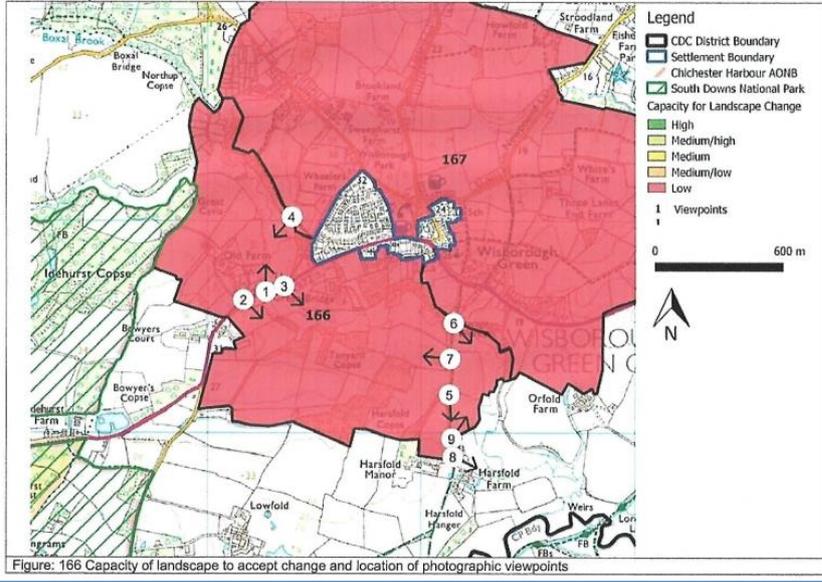


Figure: 166 Capacity of landscape to accept change and location of photographic viewpoints

Figure H7:

Area 166 in CDC Landscape Capacity Study 2019

CDC LANDSCAPE CAPACITY STUDY 2019 – SUB AREA 167: Wisborough Green Settled Low Weald

Visual Sensitivity:	Medium/High
Landscape Sensitivity:	High
Landscape Character Sensitivity:	High
Wider Landscape Sensitivity:	Medium/High
Overall Landscape Sensitivity:	High
Landscape Value:	Medium/High
Landscape Capacity:	Low

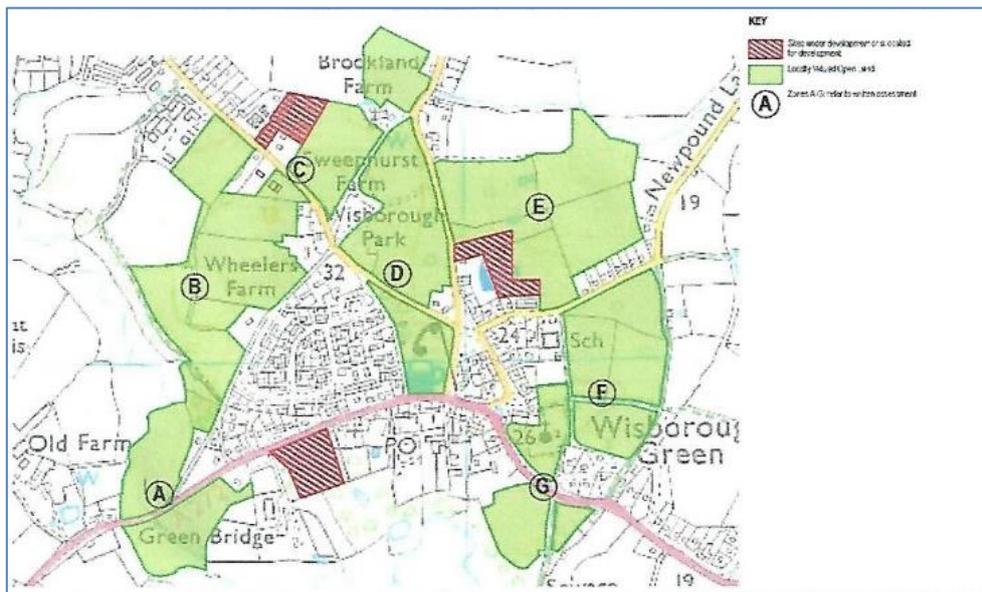


Figure: H8

Area G:
Locally Valued
Open Land
Assessment
(Terra Firma 2019)

AREA DESCRIPTION

The gap is bisected by a radial road, the A272 (Billingshurst Road), and the following describes the land on either side of the road.

North Side of Billingshurst Road: On this eastern approach from Billingshurst on the A272, there is a small enclosed field (churchyard extension) with open views to the Grade I Listed medieval church that stands on elevated land; newly planted immature trees noted (Figure H3). A wide green verge rises steeply from the road with a pavement running between the verge and wooden fence/hedging along the field boundary. There is an access lane and public right of way prior to the verge leading to the church and churchyard to the front and rear, and to housing beyond (Figure H4). The adjoining residential area, Glebe Way, has an Area Tree Protection Order.

South Side of Billingshurst Road: High native hedging and mature trees border the road which encloses a small field visible from the church (Figure H5). The field has been left unused for about 20 years, thereby becoming a wildlife area; In 2020 Nightingales bred in the field which is not far from the village centre. A lane of historic significance runs downhill between this field and the village allotments, with extensive green verges to both sides; these verges have a wealth of wildflowers in the Spring. There are views across pastureland, more hedging and trees (Figure H6).. The lane is bordered by a Scout Hut and one cottage on the eastern side and continues as a private lane to the River Kird and further housing. The lane is a bridleway and public right of way, also leading to the Wey and Arun Canal. There are distant views to the South Downs.

Although the allotments are not part of the Harsfold Gap, the use contributes to the openness of the area. The allotment site is identified as a Local Open Space (Policy EN6) in the Neighbourhood Plan.

HISTORICAL SIGNIFICANCE

Historians generally agree, as stated in the NP, 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 Kird.

To the north, the new churchyard was originally Glebe Land and used as pastureland, called The Meadow. Across the A272 road (which was realigned in the late 1960s) a barn was demolished which is now at The Weald and Downland Museum at Singleton, West Sussex, awaiting re-erection. A field, known as Shop Field (arable), was owned by Thomas Sherwin and occupied by William Sanders of Bennet's Farm. The remains of Bennet's Farm still exist as the ruined barn opposite Simmonds Bridge Cottage. The roof was intact in the early 1970s as the barn was used to store hay.

Immediately adjacent to this gap is Harsfold Lane which leads from the A272 (Billingshurst Road) to the River Kird, once called the Green River. This lane was known as Holy Water Lane and was a stone path that ran from the Church back gate down to the river, presumably as the church used it to get their water. Some of the trees that lined it remain next to the extended churchyard and form part of the Green Gap. The course of the path down to the water's edge can still be traced some six inches below the surface. The upper section of Holy Water Lane was lost in 1964 due to housing development.

There is some historical evidence that points to an alternative name of Hollow Tree Lane as a large Oak tree was located on the lane. The lane was re-aligned when the current bridge was built, the original being slightly upstream.

The current Parish Council allotment site is again adjacent to this gap and was once the Workhouse garden, owned by the Parish Overseers and occupied by Williams Sanders.

KEY CHARACTERISTICS AND KEY VIEWS:

- Distinctive scatter of isolated semi-natural copse and linear streamside woodlands.
- Occasional long views to the South Downs and the High Weald.
- Winding lanes with wide verges linking scattered dwellings and farms.
- Veteran or isolated field trees and hedgerow trees.
- Water, wet grassland, stream and meadow habitats.
- Medieval church and churchyard.
- The Green Gap is between the village settlement boundary and outer roadside strips.

COMMUNITY SIGNIFICANCE:

The Local Green Gap is meaningful to the community as a registered significant and favourite view to and from the village (Neighbourhood Plan Consultation 2012). The lane, a registered bridleway to the east of the Gap, leads south to the River Kird, the Wey and Arun Canal and beyond, and is popular and widely used by the community for recreational purposes. The associated flora and fauna of this rural landscape and the flood plains by the Gap contribute to the biodiversity of the area which is valued by the community and visitors alike. The church is also well used with recent extensive restoration to facilitate wider community use. The scenic setting of the church and churchyard with its views across the village and the South Downs is representative of Wisborough Green. The PROW north through the churchyard is a well-used path and links to the Songhurst Gap and PROW network to the north and east of the village.

VISUAL SEPARATION

The northern side consists of a small open field which is now the extension to the churchyard. It provides a more contained but clear visual separation between the settlement edge and ribbon development along the A272 on the eastern approach.

Opposite is an open greenfield. Views are limited by high hedging, but distant views are seen from the elevated church land. The landscape to the southern side provides clear separation, both visually and physically, between the outlying buildings of the scout hut, allotment site and Simmondsbridge Cottage, and the clear urban edge of the village, which is within the Conservation Area.

LANDSCAPE GAP ASSESSMENT	YES/NO IN PART	Comment
Does the land lie between the village core and radial road development	YES	Forms a narrow gap between the settlement and isolated dwellings to the east of the approach.
Is the land predominantly undeveloped?	YES	Consists of one arable field used as pasture and green verge of Harsfold Lane to the south.
Is there a coherent land management pattern? (may include a number of different uses)	YES	Open, small scale arable field – as above – and public right of way in current use.
Are there clearly defined coherent boundaries?	YES	Harsfold Lane – hedgerows and trees. Glebe Way – roadway and public right of way.
Is there distinct settlement character/pattern?	YES	Small rural parish/village – Conservation Area. Development on radial roads. Some isolated dwellings.

Is there a well-defined urban edge?	YES	Settlement edge (Conservation Area) to west of Gap.
Is the land predominantly open in character?	YES	Predominantly open in character with some trees providing visual containment to the south.
In addition to the road, are there other PROW?	YES	Openness of Gap can be seen from lane/bridleway and A272 which intersects the Gap.
Is there inter-visibility across the Local Gap to or from key locations?	YES	Open character of the Gap provides good inter-visibility on both sides
Does the area play an important role in the provision of green infrastructure?	YES	Contains hedgerows, tree lines and drainage systems which links to further pastureland/flood plain.
Are there opportunities to enhance green infrastructure?	YES	Enhancement not required. Scenic and well managed.
Are there views to and from a designated landscape/townscape?	YES	Views to the South Downs identified in public consultation event April 2012.
Does this Local Gap still meet the criteria for its designation?	YES	

DESIGNATION OF LOCAL GREEN GAP CONCLUSION

Wisborough Green is characterised by green spaces and a feeling of spaciousness both in the central core and its approaches with contained green gaps separating the settlement boundary from the peripheral sporadic ribbon development along the main village approach roads.

The review of these Local Green Gaps commenced in April 2019 to evidence the ongoing importance of location, size, character and purpose in contributing to the conservation of the character of Wisborough Green, its landscape character and continuing strategic significance in protecting the approach to the Conservation Area of the village.

The WGPN focuses on identifying Gaps which are required to ensure the separation between the village core/Conservation Area and radial road development on the five access routes into Wisborough Green to protect their individual identity, character, and historical importance. Only areas essential to achieving this separation are designated as Local Green Gaps. Although in some areas, high and neglected hedges have reduced the views and visual appearance of openness, this does not reduce the actual physical and geographical (as against perceived) separation of land behind them within the Gap.

Local Plans must be consistent with National Policy (NPPF Version 2.19)

Para 17: “ Planning shouldtake account of the different roles and characters of different areas promoting the vitality of our main urban areas protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it.”

Para 157: “Crucially Local Plans should identify land where development would be inappropriate, for instance because of its environmental or historic significance.”

The following conclusions have been reached which support the designation of the Local Green Gaps within the updated Wisborough Green Neighbourhood Plan:

- **Greenbridge Gap, Petworth Road:** Performs strongly as a Gap given the green infrastructure and ecological benefits with an historic green lane and mature tree belt on the settlement boundary. Its landscape character has a unique function in conserving the flood plains of the River Kird which dissects the Gap. Development within the Gap would be inadvisable due to the regular seasonal flooding of the river across the plain, and occasionally across the road. The Gap provides the setting for the small cluster of historic buildings to the west and the soft edge of the Settlement Boundary to the east. The substantial green infrastructure and associated riparian habitat and vegetation contribute to the coherence of the landscape within this Gap which contributes significantly to the perceived sense of separation between the main settlement and outlier-built form.
- **Windmill Hill Gap, Kirdford Road:** Some road users might not perceive there to be a visual gap due to the current high hedging on the Kirdford Road borders, which mask the openness and

coherence of the field landscape to the north-east and rising land to the south-west. The designation is none the less warranted as residents do perceive there to be a Gap recognising an association with the historic crossroads, with the Conservation Area Appraisal indicting a 'Key-view'. The Gap provides the setting for the two adjacent Listed buildings and a key contribution to the perceived separation of core settlement from radial road development. The rural landscape, trees and adjacent green lane infrastructure and habitat contribute to the conservation of the character of Wisborough Green and its continuing strategic importance in protecting the approach to the Conservation Area.

- **Park Gap, Durbans Road:** Performs very strongly as a Gap given views to both sides of the road across an open and coherent landscape with the clusters of visible Listed buildings, the setting of Wisborough Park and views to the church spire, despite the new Songhurst Meadow development which is currently under construction. This Gap is wide and provides a clear physical and visual separation between the built-up edge of the village and the considerable radial road development. There is varied and distinctive landscape, habitat, and green infrastructure within Park Gap on either side of the intersecting road. The Gap contributes to this visibly rural approach to the village Conservation Area.
- **Songhurst Gap, Newpound Lane:** Due to its landscape of high hedging and 'sunken' intersecting lane obstructing immediate views, the significance of this gap may be perceived as being less apparent. The designation is however warranted with significant green infrastructure on both sides of the Gap and current opportunity to create biodiversity gain within the existing locally valued open green space to the north. It fulfils the function of separating the Conservation Area from built form further along Newpound Lane; the gap does not directly **adjoin the Conservation Area**. The Gap provides the setting for views of the Listed church and spire **(as shown in Figures S4 & S5)**. The churchyard is on rising land across open green pasture fields which contributes significantly to the character and landscape setting of the village at this location.
- **Harsfold Lane Gap, Billingham Road:** Although this is a narrow gap, the Local Green Gap designation is warranted having taken account of the green infrastructure and 'heritage setting' functions. The Conservation Area boundary abuts and then dissects the Gap therefore contributing to the protection of Listed heritage assets and significant registered views from the elevated church. The Gap has the strategic importance of conserving the landscape character and green Infrastructure at this location.

LOCAL GREEN GAP DEFINITION

The Local Green Gaps in the WGNP 2016 to 2029 (page 33) are shown as hatched areas indicating the general area rather than a defined area and are not related to any specific field or other boundary features. This approach passed on the NP examination and positive reference has been made to the Local Gaps Policy OA5 in subsequent Planning Appeals. However, this approach could lead to ambiguity as indicated by the Hart Local Plan Inspector's Report (2020):

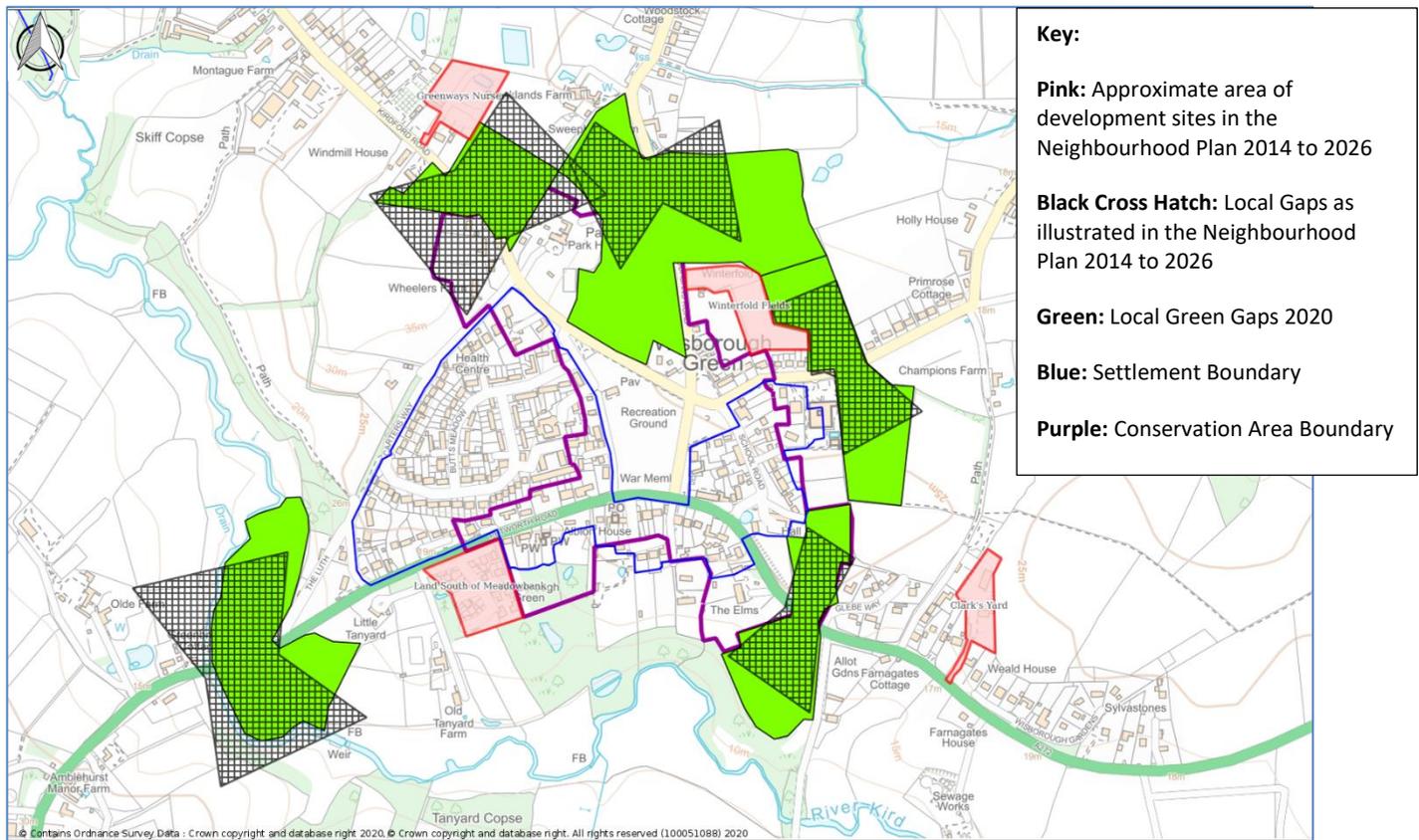
"I consider that the identification of indicative gaps which have ambiguous boundaries shown on the policies map is ineffective. This is because, firstly it is unclear to me how this could be reasonably applied during decision making and secondly, such an approach could lead to arguments about whether a site is located within the indicative gap or not."

These boundaries have therefore been reviewed in line with the current designation and the Locally Valued Open Space Report 2019 (Terra Firma 2019). It is proposed that within the Reviewed Neighbourhood Plan, the Local Green Gaps will be redefined to link with boundary lines to provide clarity.

Figure D1 (below) demonstrates the existing Local Green Gaps, as shown in the WGNP, and the reviewed Local Green Gaps. Figure D2 shows the same information as an aerial view.

These Local Green Gaps will be considered further when the Local Plan housing allocation for Wisborough Green has been confirmed and when promoted site options can be given further consideration.

Local Green Gaps (Figure D1)



Aerial View of Local Green Gaps (Figure D2)

