



# Local Green Space Assessment

A review of open spaces in the parish and whether they should be designated as Local Green Space in the Copthorne Neighbourhood Plan

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Prepared by the Steering Group and supported by Squires Planning

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## 1. Introduction

- 1.1. This document has been prepared by the Copthorne Neighbourhood Plan Steering Group to inform a Copthorne Neighbourhood Plan.
- 1.2. The principal purpose of this document is to consider our natural and open spaces, the benefits they bring to the local community and whether the plan should include policies relating to them.

### What are Local Green Spaces?

- 1.3. Local Green Space designation is a way to provide special protection for green areas of particular importance to local communities. It was introduced in the National Planning Policy Framework (NPPF) published in 2012<sup>1</sup> and remains in the recently updated 2019 revision.

### National Planning Policy Framework (NPPF): February 2019

- 1.4. Paragraph 99 of the NPPF says that local communities should be able to identify green spaces of particular importance to them through local and neighbourhood plans. These designations would rule out development other than in very special circumstances and should therefore be consistent with the local planning of sustainable development, and be capable of enduring beyond the end of the plan period.
- 1.5. Paragraph 100 of the NPPF states that the LGS designation should only be used where the green space is:
  - in reasonably close proximity to the community it serves;
  - demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - local in character and is not an extensive tract of land.
- 1.6. Paragraph 101 of the NPPF states that the policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

### National Planning Practice Guidance (NPPG)

- 1.7. The National Planning Practice Guidance (NPPG) includes further guidance on the LGS designation<sup>2</sup>. The guidance addresses many common questions about the LGS designation, particularly relating to what sort of sites would be suitable for designation and what the designation means in practice. The following paragraphs in the NPPG are of particular relevance and the key points are summarised below:

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<sup>1</sup> DCLG. 2012. National Planning Policy Framework. [ONLINE] Available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>2</sup> DCLG. 2014. Planning Practice Guidance, Local Green Space designation. [ONLINE] Available at: <http://planningguidance.communities.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-publicrights-of-way-and-local-green-space/local-green-space-designation/>

- Paragraph 008 – generally LGS designation is rarely appropriate for land which is subject to planning permission for development.
- Paragraph 011- if land is already protected by designation (such as Site of Special Scientific Interest or National Park), then consideration should be given to whether any additional local benefit would be gained by LGS designation.
- Paragraph 014 – the proximity of a LGS to the community it serves will depend on local circumstances, including why the green area is seen as special e.g. if public access is a factor, then the site should be in easy walking distance.
- Paragraph 015 – there are no hard and fast rules about how big a LGS can be because places are different and a degree of judgement will inevitably be needed.
- Paragraph 017 – some areas that may be considered for designation as LGS may already have largely unrestricted public access, however land could be considered for LGS designation if there is no public access (e.g. if valued for biodiversity, historic significance and/or beauty). LGS designation in itself does not confer any rights of public access over what exists at present.
- Paragraph 018 – there is no need to designate linear corridors as LGS simply to protect rights of way, which are already protected under other legislation.
- Paragraph 019 – A LGS does not need to be in public ownership but the Parish Council should contact landowners at an early stage about the proposals and give them opportunities to make representations.

### Mid Sussex District Plan

- 1.8. The Mid Sussex District Plan (adopted March 2018) confirms at paragraph 3.23 that *‘Town and Parish Councils are shaping sustainable neighbourhoods with their communities by allocating land for a variety of uses including housing, business and **Local Green Spaces** that reflect distinct local character, needs and aspirations.’* [emphasis added]
- 1.9. The plan does not itself promote the designation of or designate Local Green Space and so this matter has been left for the local communities to consider.

## 2. Identification of Spaces

- 2.1. Whilst much of the parish could be considered 'open space' the Steering Group have been keen to focus on areas or spaces that are perceived to be of most value to the local community.
- 2.2. To assist with the identification of spaces, the Steering Group has adopted the following set of guiding principles. As much of the Parish is countryside this study has focussed on areas within defined Built Up Area Boundaries, in special cases areas outside of Built Up Area Boundaries have been included where it is considered that can be justified.
- 2.3. The following criteria were used to determine whether an area should not be identified for consideration. If a space meets any of the following tests, it is probably not appropriate to identify it:
- It has planning permission for development (that would result in the loss of that space) and construction of that development has commenced. If it is identified as open space that will be retained as such as part of the development, it can be included.
  - It falls outside the built-up-area.
  - It is agricultural land and there is no public or permissive right of way over it.
  - Small pieces or strips of land that's only public interest is that a public right of way passes over/through it.
- 2.4. Using the above criteria, alongside comments received from the survey conducted in Summer 2019, the AECOM Heritage and Characterisation Study, and the Steering Group's local knowledge the following open spaces were identified:

No.	Name
1	Copthorne Worth Parish Council areas in Brookhill Road
2	Westway designated green space area
3	Copthorne Common
4	Village Green
5	Copthorne golf course
6	Copthorne recreation ground and skate park
7	Humphreys Field
8	Westway play areas
9	Erica Way Open Space
10	Field at end of Bramble Close
11	Green triangle at junction of Copthorne Bank & Borers Arms Road
12	Pinetrees Green Space
13	Kitsbridge House and former Brookhill Road grassed areas
14	Calluna Drive verges
15	St John's Churchyard
16	Newtown spaces
17	Woodland East of Copthorne Common Road

No.	Name
18	Borers Close Open Space
19	Areas alongside Copthorne Common Road

- 2.5. Once an initial draft of this report was prepared, it was consulted upon via a 'Policy Options Consultation' between 9th March and 6th April 2020. This consultation sought initial views on the approach to be taken and the draft evidence. During this consultation members of the public highlighted two areas that had not previously been considered. They were subsequently added to this report and are set out below.

No.	Name
20	Open Space North of Bridgelands
21	Kits Brook Woodland & Pedestrian Corridor

## 3. Methodology

- 3.1. The assessment of the identified sites has taken a three-stage approach as set out in the following methodology.

### Stage 1 – Desktop Assessment

- 3.2. The first stage of this evaluation involves a desktop assessment against three initial criteria which if met are not suitable for designation as Local Green Space.
- 3.3. If a site meets any of the below criteria it should be discarded from the assessment and not continue to stage 2;
- Allocated for development which would result in the loss of the space.
  - Has planning permission for development would result in the loss of the space.
- 3.4. Sites which are found to be allocated for another use or have planning permission for development would be unlikely to be capable of the designations being considered. Except in circumstances where open space designations could be incorporated into a scheme and therefore could be designated at a future date.
- 3.5. If a space does not meet either of the above criteria it will progress to Stage 2.

### Stage 2 – Detailed Evaluation

- 3.6. The second stage of this evaluation involves analysis of the sites that remain following the first sieve and focuses of the following criteria as set out in the NPPF:
- a) The green space is in reasonably close proximity to the community it serves;
  - b) The green space is local in character and not an extensive tract of land;
  - c) The green space is demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity, or richness in wildlife.

#### a) Reasonably close proximity

- 3.7. There is no clear guidance on precisely what constitutes ‘close proximity to the community’. As a rule, however, a site can be considered in close proximity if it is within walking distance of the community it serves.

#### b) Local in character and not an extensive tract of land

- 3.8. Again, there is no clear guidance as to what constitutes an ‘extensive tract of land’, and there is little to no case law that has tested the designation. However, whether a site is an ‘extensive tract of land’ will be a judgement based on the character, appearance and setting of each site considered.

#### c) Demonstrably special to the local community

- 3.9. The assessment of whether a proposed site is demonstrably special to the local community is challenging because term is subjective. This section considers each of the terms used in the NPPF and provides guidance for assessing each space below:

**Beauty** - Beauty is a subjective concept but we have used the normal meaning of the word i.e. a combination of qualities, such as shape, colour, or form, that pleases the aesthetic senses, especially the sight, (Oxford Dictionaries) to assess the sites through site visits.

**Historic significance** – consideration is given to how the proposed LGS holds particular local significance with regard to the history of the community or settlement e.g. historic village events, historic buildings, structure or landscape features present on site with a particular connection to the local community.

**Recreational value** – Based on first hand observations from site visits of how the site is used for recreation e.g. playing sport, informal recreation, children’s play etc.

**Tranquillity** - Tranquillity is a state of calm, quietude and is associated with a feeling of peace; a state of mind that promotes mental wellbeing. It is a perceptual quality of the landscape and is influenced by things that people can both see and hear around them. Positive tranquillity factors include seeing a natural landscape, natural looking woodland, rivers and open vistas, and hearing natural sounds such as birdsong, an absence of human activity, or even silence. Evidence from site visits and the community’s Local Green Space report were utilised.

**Wildlife** – consideration is given to how the space holds particular local significance for example through its management for wildlife, or for its role for local wildlife within the settlement, as observed when on site and through information provided within the community’s Local Green Space Report.

3.10. One additional criterion is included into the assessment for reasons as set out below:

**Public access** – Although not a requirement for LGS designation, public access can be a key factor as to why the site may be considered demonstrably special, for example regarding its recreational value. This criterion has been added to assist in identifying where public access helps to fulfil another criteria.

### Stage 3 - Verification

3.11. The outcome of Stage 2 will be a list of sites considered suitable for designation as Local Green Space. It will then be necessary to validate these proposed designations to ensure that they conform with the National Planning Policy Framework and associated Planning Practice Guidance.

3.12. In order to verify that it is correct to implement each proposed designation the following should be undertaken:

a) Confirm the site is not ‘Already Protected’ under a different form of designation that provides the same or more protection than that of Local Green Space.

3.13. The PPG asks that, where there are already protective designations on site, consideration is given to what additional benefit LGS designation would offer. For example, allotments and school playing fields may already protected by statute and as a result LGS designation may not be necessary. This criterion is added so that it is clear where there is potential for layering of designation, so consideration can be given as to the benefits of LGS designation in the context of each site.

b) Contact the Landowner.

- 3.14. The designations being considered can be applied regardless of land ownership. However, the Steering Group and Parish Council should contact the relevant landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.



## 4. Assessment of sites

4.1. This section contains the result of the assessment work undertaken by the Steering Group in accordance with the methodology as set out in the previous section.

### Stage 1 – Desktop Assessment

4.2. The Stage 1 assessment is set out below:

No.	Name	Commentary	Action
1	Copthorne Worth Parish Council areas in Brookhill Road	No allocation or planning permission on the site.	Continue to Stage 2.
2	Westway designated green space area	No allocation or planning permission on the site.	Continue to Stage 2.
3	Copthorne Common	No allocation or planning permission on the site.	Continue to Stage 2.
4	Village Green	No allocation or planning permission on the site.	Continue to Stage 2.
5	Copthorne golf course	No allocation or planning permission on the site.	Continue to Stage 2.
6	Copthorne recreation ground and skate park	No allocation or planning permission on the site.	Continue to Stage 2.
7	Humphreys Field	No allocation or planning permission on the site.	Continue to Stage 2.
8	Westway play area	No allocation or planning permission on the site.	Continue to Stage 2.
9	Erica Way Open Space	No allocation or planning permission on the site.	Continue to Stage 2.
10	Field at end of Bramble Close	No allocation or planning permission on the site.	Continue to Stage 2.
11	Green triangle at junction of Copthorne Bank & Borers Arms Road	No allocation or planning permission on the site.	Continue to Stage 2.
12	Pinetrees Green Space	No allocation or planning permission on the site.	Continue to Stage 2.
13	Kitsbridge House and former Brookhill Road grassed areas.	No allocation or planning permission on the site.	Continue to Stage 2.
14	Calluna Drive verges	No allocation or planning permission on the site.	Continue to Stage 2.
15	St John's Churchyard	No allocation or planning permission on the site.	Continue to Stage 2.
16	Newtown spaces	No allocation or planning permission on the site.	Continue to Stage 2.

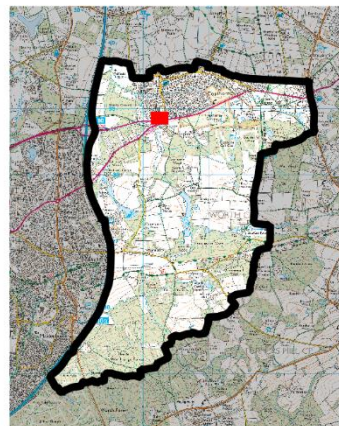
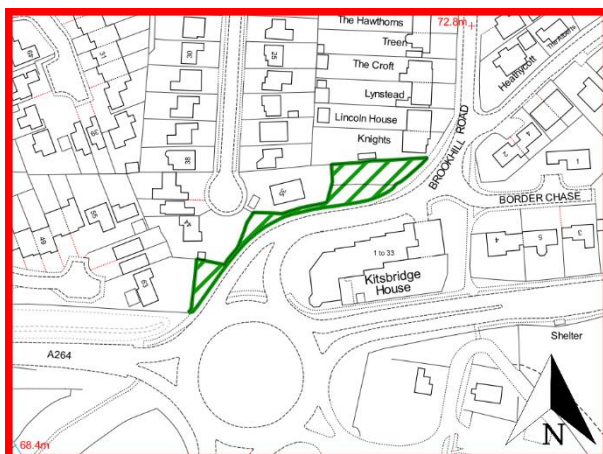
17	Woodland East of Copthorne Common Road	No allocation or planning permission on the site.	Continue to Stage 2.
18	Borers Close Open Space	No allocation or planning permission on the site.	Continue to Stage 2.
19	Areas alongside Copthorne Common Road	No allocation or planning permission on the site	Continue to Stage 2.
20	Open Space North of Bridgelands	No allocation or planning permission on the site	Continue to Stage 2.
21	Kits Brook Woodland & Pedestrian Corridor	Current planning permission on much of the site but the area identified is proposed for open space or protected for its ecology/woodland.	Continue to Stage 2.

4.3. Following the Stage 1 assessment, no sites have been discounted for the reasons set out above.

## Stage 2 – Detailed Evaluation

Space Ref: 1

Space Name: **Copthorne Worth Parish Council areas in Brookhill Road**



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Both lie adjacent to the road at the entrance to the village. This space is located within the community it serves	✓
b) Local in character and not an extensive tract of land		The space is not large and reflects the surrounding area.	✓
c) Demonstrably special to the local community	Beauty	One space is maintained and developed by a village organisation giving a vibrant display of colour in Spring and Summer as you enter the village but in its own right is not considered particularly beautiful	X
	Historic significance	None	X
	Recreational value	Has visual value but no recreational value.	X
	Tranquillity	Adjacent to main road.	X
	Wildlife	Attracts insects and birds but this is not considered demonstrably special	X
	Public access	Yes, but only for maintenance of the site	X

**Conclusion:** Attractive space at village entrance but is not considered to meet the tests for Local Green Space designation

Space Ref: 2

Space Name: Westway designated green space area



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located within the community it serves	✓
b) Local in character and not an extensive tract of land		The space is not large and reflects the surrounding area.	✓
c) Demonstrably special to the local community	Beauty	Parts are ancient woodland and a unique setting within village developments but in its own right is not considered particularly beautiful	X
	Historic significance	None	X
	Recreational value	This area provides an important resource for joggers, walkers and dog walkers and is considered to be demonstrably special for its recreational value.	✓
	Tranquility	This area is separate from busy roads and natural screening provides tranquility for the space. Criteria considered met.	✓
	Wildlife	This area is rich in wildlife including crows, wood pigeons, owls, blackbirds, ring necked doves, magpies, thrushes, starlings, robins; squirrels, rabbits, foxes all regularly seen. These species alone would not make the space demonstrably special, however with the area to the west soon to be developed this will provide a demonstrably special wildlife corridor along the western end of the village.	✓
	Public access	Footpaths through the site	✓

**Conclusion:** Valuable, well-used accessible space and is considered to meet the tests for Local Green Space designation.

Space Ref: 3

Space Name: Cophthorne Common



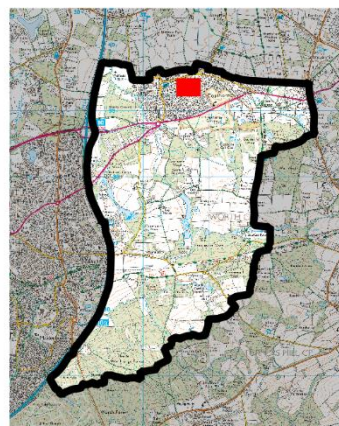
Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located within the community it serves.	✓
b) Local in character and not an extensive tract of land		Yes local. Area is well defined and beyond is residential/golf course so not extensive.	✓
c) Demonstrably special to the local community	Beauty	Rolling grassland and forested areas, some of which is ancient woodland gives a pastoral beauty to the site	✓
	Historic significance	Yes – remains of green ring which once encircled village and contains site of prize-fighting ring which staged two world championship fights in the early 18th century	✓
	Recreational value	For joggers, walkers, dog walkers	✓
	Tranquillity	Plenty of areas of calm and peace	✓
	Wildlife	Yes – plenty of vegetation to attract birds, and foxes and deers are regularly seen.	✓
	Public access	Footpaths through the whole area	✓

**Conclusion:** “Green lung” of the village and extensively used by walkers and joggers. The space is considered to meet the tests for Local Green Space designation



Space Ref: 4

Space Name: Village Green

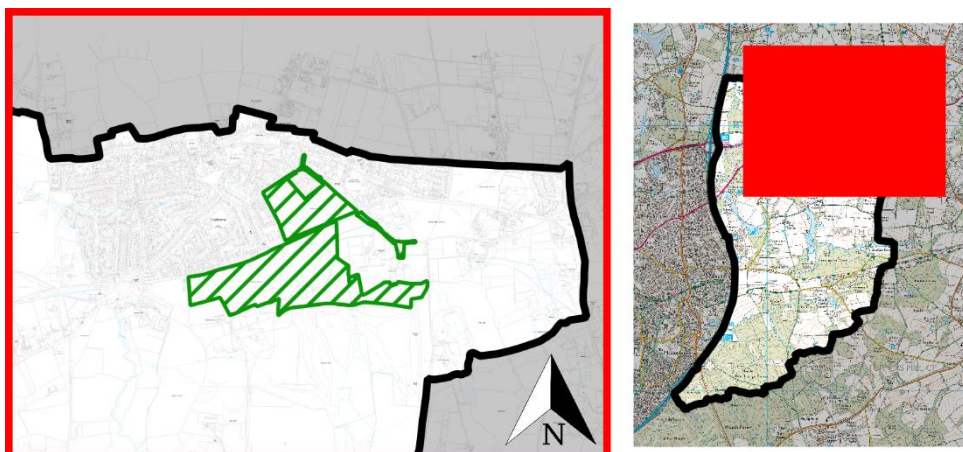


Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Yes, in heart of village. This space is located within the community it serves.	✓
b) Local in character and not an extensive tract of land		The space is not large and reflects the surrounding area.	✓
c) Demonstrably special to the local community	Beauty	Provides scenic landscape in village centre but is not considered particularly beautiful.	X
	Historic significance	Yes, original site of Lychgate over village well, erected in 1897	✓
	Recreational value	Yes – well used for ball games and, especially, the village carnival. Also Jazz on the Green and, this year VE 75 <sup>th</sup> anniversary celebrations	✓
	Tranquillity	The space is considered to be quiet but not particularly tranquil.	X
	Wildlife	Nothing of particular note.	X
	Public access	Yes - footpath along the south side and open access on the north and west sides	✓

**Conclusion:** Heart of the village – invaluable green oasis fronting on to the village school and vicarage. The space is considered to meet the tests for Local Green Space designation.

Space Ref: 5

Space Name: Cophthorne golf course

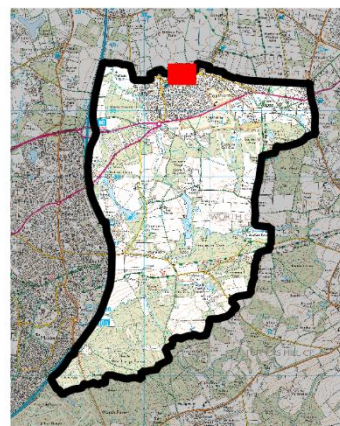
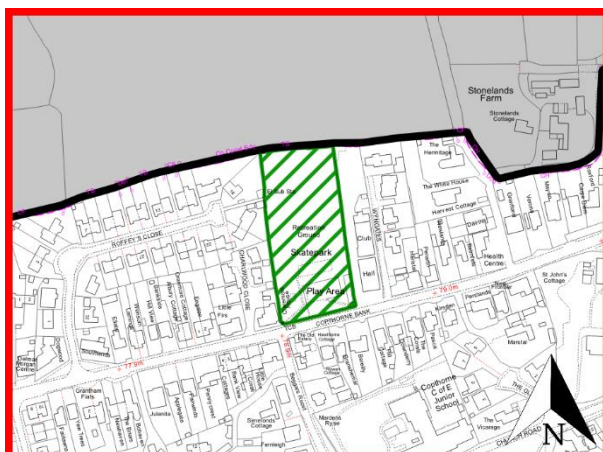


Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located within the community it serves	✓
b) Local in character and not an extensive tract of land		The space is a relatively large tract of land.	X
c) Demonstrably special to the local community	Beauty	Well maintained and layout very pleasing on the eye. Considered to be beautiful.	✓
	Historic significance	Golf played here since 1903.	✓
	Recreational value	Yes, for golfers and there is public access used by walkers, dog walkers and joggers	✓
	Tranquillity	Yes – in places but overall is largely used as a golf course and so not considered to meet this test overall.	X
	Wildlife	Foxes, deer, rabbits and squirrels regularly seen but nothing of particular note.	X
	Public access	A wealth of footpaths across the area	✓

**Conclusion:** Whilst this space is the “Green lung” of the village it is considered too large to designate as a Local Green Space.

Space Ref: 6

Space Name: Cophthorne recreation ground and skate park



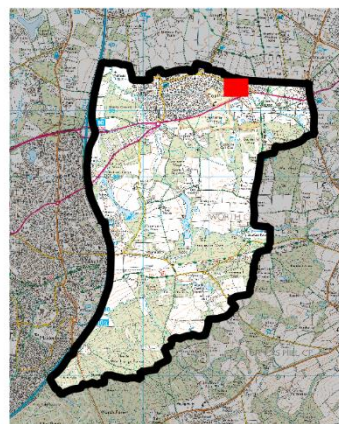
Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Yes – at northern end of central “spine” of the village and located within the community it serves	✓
b) Local in character and not an extensive tract of land		The space is not large and reflects the surrounding area	✓
c) Demonstrably special to the local community	Beauty	The area is laid to lawn, not considered to be of particular beauty.	X
	Historic significance	The space is not of historic significance.	X
	Recreational value	Yes – contains skatepark and “furnished” children’s play area as well as open area for ball games. Main local resource for recreational value.	✓
	Tranquillity	Space used for recreational purposes which diminish any tranquillity of the site.	X
	Wildlife	Rabbits and squirrels regularly seen. The trees surrounding the field are home to many bird species. However, the area is laid to lawn and not considered demonstrably special for its wildlife.	X
	Public access	Open to all	✓

**Conclusion:** Very well used, especially by teens for skateboarding and by parents and grandparents taking the little ones to the children’s play area and the space is considered to meet the tests for Local Green Space designation because of its recreational value.



Space Ref: 7

Space Name: **Humphrys Field**

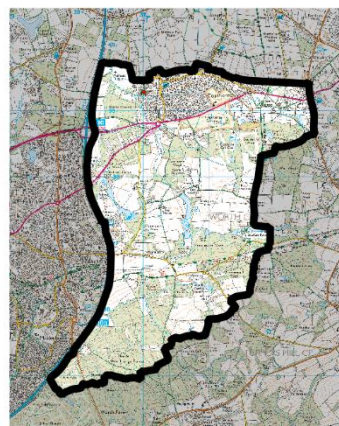


Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located within the community it serves	✓
b) Local in character and not an extensive tract of land		The space is not large and reflects the surrounding area	✓
c) Demonstrably special to the local community	Beauty	Area laid to lawn, not of particular beauty.	✗
	Historic significance	Donated to the village as open public space in perpetuity.	✓
	Recreational value	Yes – used for the annual bonfire and fireworks display; walkers and scouts, guides, cubs and brownies on an almost weekly basis	✓
	Tranquillity	Whilst a quiet space it is adjacent to a road and untranquil activities occur here.	✗
	Wildlife	Rabbits regularly seen	✗
	Public access	Yes – although used mostly by the Scouts, Guides, Cubs and Brownies	✓

**Conclusion:** Invaluable open space adjacent the Scouts / Guides facilities giving great opportunity for outdoor exercise and games and the space is considered to meet the tests for Local Green Space designation

Space Ref: 8

Space Name: Westway play area

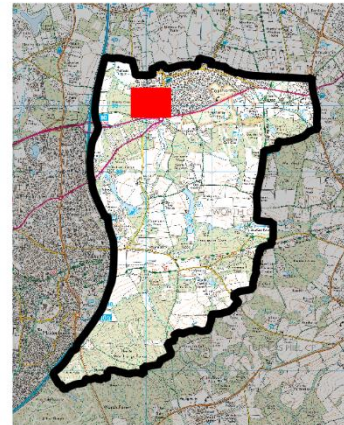


Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located within the community it serves.	✓
b) Local in character and not an extensive tract of land		The space is not large and reflects the surrounding area	✓
c) Demonstrably special to the local community	Beauty	Not considered to be of beauty.	X
	Historic significance	No historic significance.	X
	Recreational value	Area with small play equipment which is well used by the surrounding community but this is not considered to make it demonstrably special enough to meet this test.	X
	Tranquillity	Not tranquil.	X
	Wildlife	No wildlife	X
	Public access	Open to all	✓

**Conclusion:** Although a valuable area it is not considered to meet the tests for Local Green Space designation

Space Ref: 9

Space Name: Erica Way Open Space

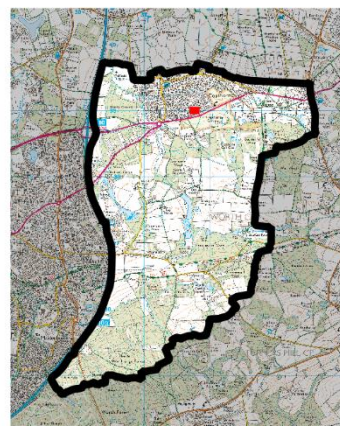


Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located within the community it serves.	✓
b) Local in character and not an extensive tract of land		The space is not large and reflects the surrounding area	✓
c) Demonstrably special to the local community	Beauty	Whilst a pleasant space nearby development limits the spaces beauty.	X
	Historic significance	Follows the line of one of the few remaining lines of oaks which run from north to south through the village, delineating the various historic farm boundaries	✓
	Recreational value	Yes – used by the community for walking (inc dog walking) and jogging etc. Considered to be a demonstrably special because of its recreational value.	✓
	Tranquillity	Surprisingly quiet mainly tree-lined avenue but tranquillity is hampered by activity from the surrounding residential properties.	X
	Wildlife	Birds, squirrels, foxes regularly seen; significant number of bird species. Whilst no species are of particular significance the space represents an important wildlife corridor.	✓
	Public access	Yes	✓

**Conclusion:** Well used green corridor and route in heart of 1980s estate and the space is considered to meet the tests for Local Green Space designation

Space Ref: 10

Space Name: Field at end of Bramble Close



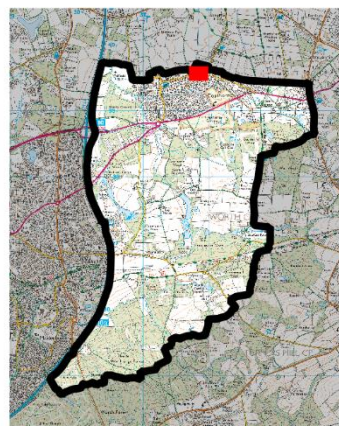
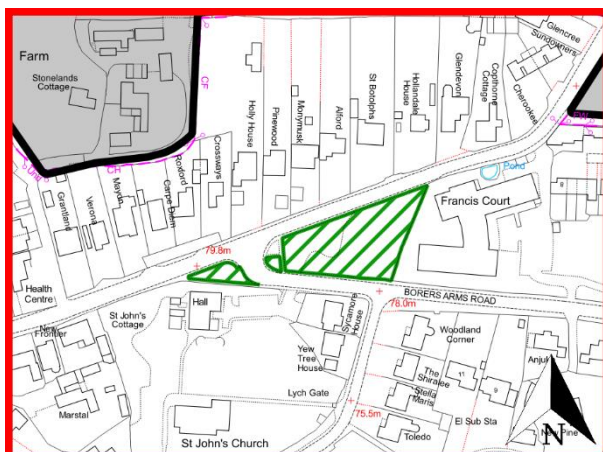
Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located within the community it serves	✓
b) Local in character and not an extensive tract of land		The space is not large and reflects the surrounding area	✓
c) Demonstrably special to the local community	Beauty	Open space surrounded by residential properties. Not of particular beauty.	X
	Historic significance	Was the field of the original Guides Centre from 1981 until they moved to the new Centre adjacent the Scout Centre in 2004. But this is not considered to be particularly noteworthy.	X
	Recreational value	Used by local children for ball games but not demonstrably special.	X
	Tranquillity	Surrounded by residential properties and activity which limits its tranquillity.	X
	Wildlife	Some rabbits and even deer seen. Trees host birds. Overall however not considered to be demonstrably special.	X
	Public access	Yes	✓

**Conclusion:** Former Guides Centre field. Now useful local play space but it is not considered to meet the tests for Local Green Space designation



Space Ref: 11

Space Name: Green triangle at junction of Copthorne Bank & Borers Arms Road

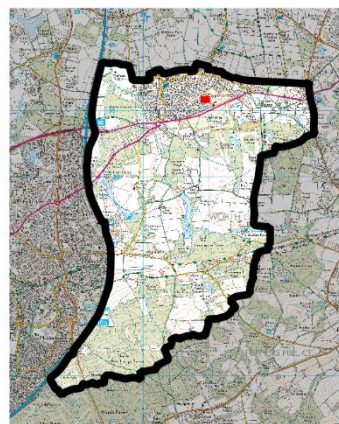


Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located within the community it serves.	✓
b) Local in character and not an extensive tract of land		The space is not large and reflects the surrounding area.	✓
c) Demonstrably special to the local community	Beauty	The space allows views across it to the churchyard and church but in its own right is not considered particularly beautiful.	X
	Historic significance	None	X
	Recreational value	Whilst the site may provide recreational value for the passing dog walker it is not considered to be special for this reason.	X
	Tranquillity	The trees at eastern end towards old convent wall provide a shaded area and lend a tranquil aspect but this is considered overly disturbed by passing traffic.	X
	Wildlife	Some birds / squirrels present but this is not considered demonstrably special.	X
	Public access	Yes – footpath under trees by old convent wall well used especially by villagers accessing allotments	✓

**Conclusion:** The space is not considered to meet the tests for Local Green Space designation.

Space Ref: 12

Space Name: Pinetrees Close green

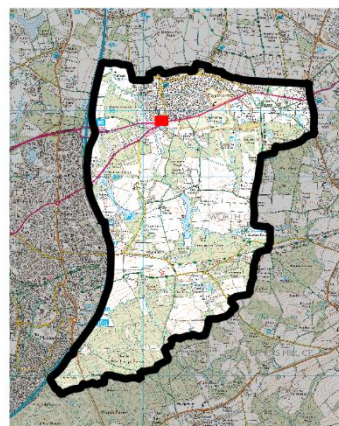
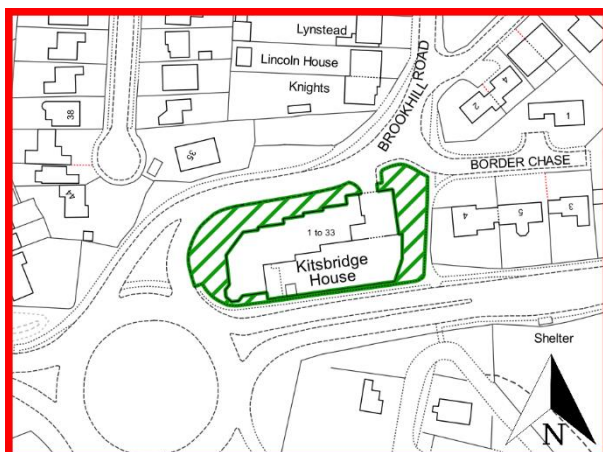


Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located within the community it serves	✓
b) Local in character and not an extensive tract of land		The space is not large and reflects the surrounding area.	✓
c) Demonstrably special to the local community	Beauty	The space is well kept but is not considered to be particularly beautiful.	X
	Historic significance	None	X
	Recreational value	Can be used for ball games but not significantly used for this purpose.	X
	Tranquillity	Despite the surrounding properties this space is well maintained, and these are screened on three sides by mature hedges. Benches to provide a space for relaxation and so can be considered tranquil space in the heart of the village.	✓
	Wildlife	Mainly laid to grass with a few trees. None of note.	X
	Public access	Yes – open access	✓

**Conclusion:** The space provides a space for moderate recreation but is considered to just meet the tranquil test. As a result, it is considered to meet the tests for Local Green Space designation.

Space Ref: 13

Space Name: Kitsbridge House and former Brookhill Road grassed areas.

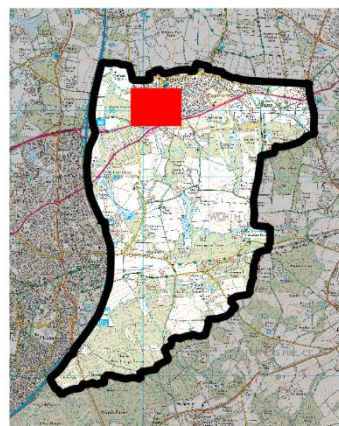


Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located within the community it serves	✓
b) Local in character and not an extensive tract of land		The space is not large and reflects the surrounding area.	✓
c) Demonstrably special to the local community	Beauty	This space provides the setting to Kitsbridge House at arguably the primary entrance to Copthorne village. However, it is not of particular beauty.	X
	Historic significance	None	X
	Recreational value	None	X
	Tranquillity	Adjacent to road – not tranquil.	X
	Wildlife	None of note.	X
	Public access	The former Brookhill Road area has a footpath through to Copthorne Common Road and is well used by Copthorne Hotel staff and villagers to / from the hotel	✓

**Conclusion:** The space is not considered to meet the tests for Local Green Space designation.

Space Ref: 14

Space Name: Calluna Drive Verges



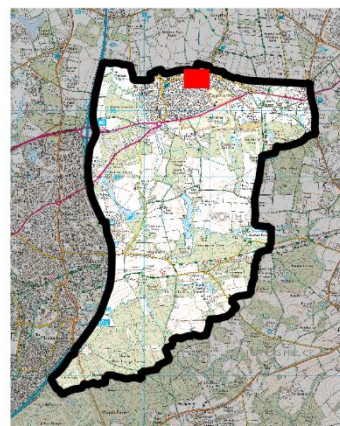
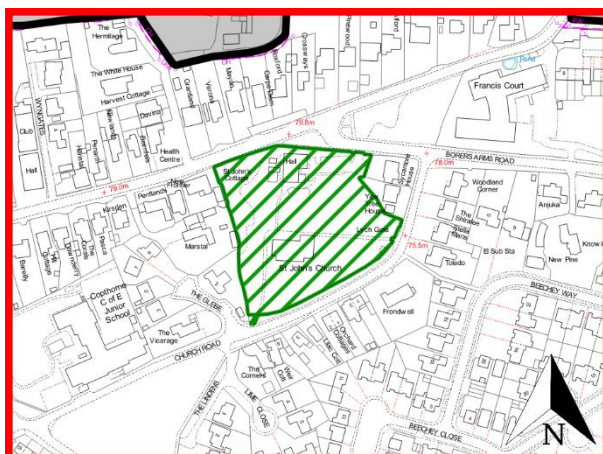
Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located within the community it serves.	✓
b) Local in character and not an extensive tract of land		The space is not large and reflects the surrounding area	✓
c) Demonstrably special to the local community	Beauty	The spaces provide a pleasing natural aesthetic to the road but are not considered to be of particular beauty.	X
	Historic significance	None	X
	Recreational value	Some limited recreational value	X
	Tranquillity	Adjacent to road, not tranquil.	X
	Wildlife	Grassed areas – limited wildlife value.	X
	Public access	Although the larger triangular space adjacent Brookhill Road forms an attractive treed space (attractive for dog-walkers) at the entrance to Calluna Drive the other raised verges are likely to form part of the freehold of the facing properties.	X

**Conclusion:** The space is not considered to meet the tests for Local Green Space designation.



Space Ref: 15

Space Name: St John's Churchyard

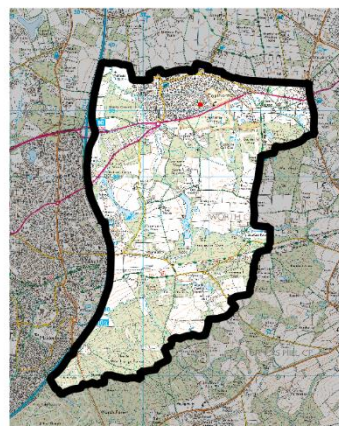
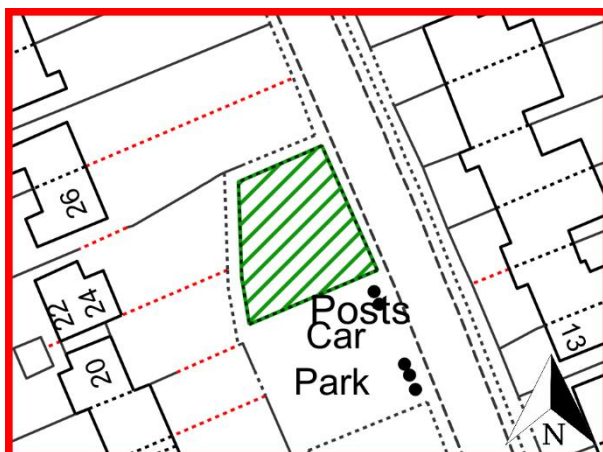


Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located within the community it serves.	✓
b) Local in character and not an extensive tract of land		The space is not large and mostly consecrated ground	✓
c) Demonstrably special to the local community	Beauty	Beautifully well-maintained and includes "wilded" areas to attract insects and birds and improve the ecology	✓
	Historic significance	Gifted with the church by the Locker-Lampson family in the 1880s	✓
	Recreational value	Used by both walkers and those seeking an area for reflection. Two areas are used by the Sunshine Nursery school for outdoor play. Overall however considered not to meet this test.	X
	Tranquillity	Calm and peaceful includes labyrinth for ashes and unique glass sculpture	✓
	Wildlife	Squirrels and rabbits regularly seen. Numerous bird species in the trees. Parts of churchyard deliberately "wilded" to encourage bees and insects and improve the ecology.	✓
	Public access	Yes – footpaths through the churchyard are very well used not only by visitors and churchgoers, but by children from the junior school and the Imberhorne school bus meeting parents there	✓

**Conclusion:** The space is considered to meet the tests for Local Green Space designation

Space Ref: 16

Space Name: Newtown spaces



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located within the community it serves	✓
b) Local in character and not an extensive tract of land		The space is not large.	✓
c) Demonstrably special to the local community	Beauty	Grassed area not of particular beauty.	X
	Historic significance	None	X
	Recreational value	Provides some space for recreation although overall resembles a large verge like space.	X
	Tranquillity	Adjacent to a relatively main road. Not tranquil.	X
	Wildlife	Grassed area with some trees. Nothing of note.	X
c) Public access		Yes – road verge	✓

**Conclusion:** The space is not considered to meet the tests for Local Green Space designation.

Space Ref: 17

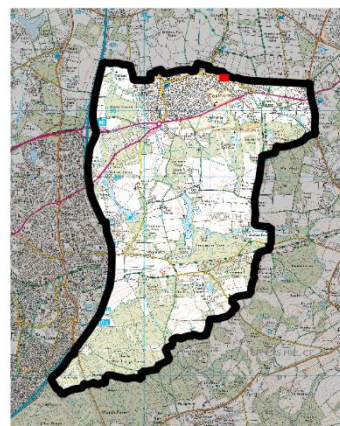
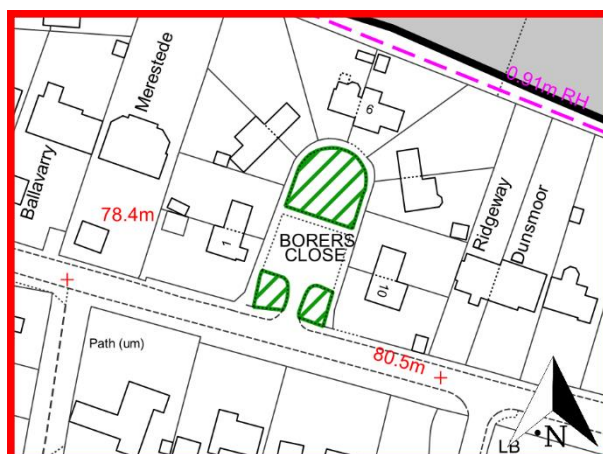
Space Name: Woodland East of Copthorne Common Road



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located adjacent to the community it serves.	✓
b) Local in character and not an extensive tract of land		The space is larger than some others considered but not considered to be an extensive tract of land.	✓
c) Demonstrably special to the local community	Beauty	Area of woodland with public route through it. Considered to be of beauty when you are within it.	✓
	Historic significance	None	X
	Recreational value	Regularly used by joggers, walkers and dog-walkers. An important recreational resource to the local community.	✓
	Tranquillity	Unfortunately, the road adjacent to the area severely limits tranquillity within the area, although once within the area it does become quite tranquil. Overall however this criterion is not met.	X
	Wildlife	Bird life; foxes, deer but nothing of particular note.	X
	Public access	Public footpaths through the site	✓

**Conclusion:** The space is considered to meet the tests for Local Green Space designation.

Space Ref: 18

Space Name: **Borers Close Open Space**

Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located within the community it serves.	✓
b) Local in character and not an extensive tract of land		The space is not large and reflects the surrounding area.	✓
c) Demonstrably special to the local community	Beauty	This space consists of grassed structural landscaping. Whilst architecturally pleasant it is not considered to be of particular beauty.	X
	Historic significance	Typical layout of this architectural style not considered to be demonstrably special.	X
	Recreational value	Minimal value given surrounding properties also have rear gardens.	X
	Tranquillity	The main space is set back from the road but being surrounded by cars and residential properties is not particularly tranquil.	X
	Wildlife	Nothing notable – grassed area.	X
	Public access	Yes, freely accessible.	✓

**Conclusion:** The space is not considered to meet the tests for Local Green Space designation



Space Ref: 19

Space Name: Areas alongside Cophorne Common Road

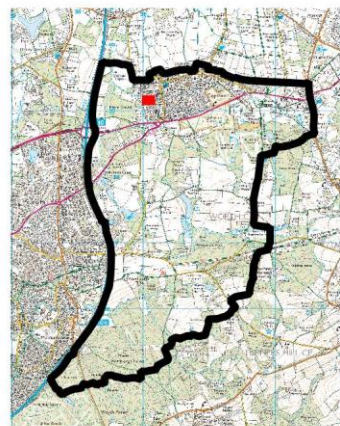


Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		This space is located within the community it serves	✓
b) Local in character and not an extensive tract of land		The space is not large and reflects the surrounding area	✓
c) Demonstrably special to the local community	Beauty	Scruffy grassed verge along the main road. Not of particular beauty.	X
	Historic significance	None	X
	Recreational value	Limited in places for dog walking.	X
	Tranquillity	No – adjacent main road	X
	Wildlife	Limited	X
	Public access	Whilst accessible it is mainly gorse covered so not suitable for access	X

**Conclusion:** The space is not considered to meet the tests for Local Green Space designation.

Space Ref: 20

Space Name: Open Space North of Bridgelands



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Adjacent to the community it serves.	✓
b) Local in character and not an extensive tract of land		The space is not large and is of a sympathetic scale to the surrounding area.	✓
c) Demonstrably special to the local community	Beauty	Whilst a pleasant space nearby development limits the spaces beauty.	X
	Historic significance	Follows the line of one of the few remaining lines of oaks which run from north to south through the village, delineating the various historic farm boundaries	✓
	Recreational value	Yes – used by the community for walking (inc dog walking) and jogging etc. Considered to be a demonstrably special because of its recreational value.	✓
	Tranquillity	Surprisingly quiet mainly tree-lined avenue but tranquillity is hampered by activity from the surrounding residential properties and road.	X
	Wildlife	Birds, squirrels, foxes regularly seen; significant number of bird species. Whilst no species are of particular significance the space represents an important wildlife corridor.	✓
	Public access	Yes	✓

**Conclusion:** The space is considered to meet the tests for Local Green Space designation

Space Ref: 21

Space Name: Kits Brook Woodland &amp; Pedestrian Corridor



Assessment Criteria		Commentary	Criteria Met?
a) Reasonably close proximity		Adjacent to the community it serves. Within the new community it will soon serve.	✓
b) Local in character and not an extensive tract of land		This space is not excessively large in the local context and is certainly not an extensive tract of land.	✓
c) Demonstrably special to the local community	Beauty	An area of ancient woodland, soon to be enhanced and introduce a pedestrian route through it. Considered to be an important piece of	✓
	Historic significance	None that we are aware of.	X
	Recreational value	Provides modest recreational value given access is restricted. However, approved development will introduce new pedestrian route meaning this space can be enjoyed without necessarily going into it very far.	✓
	Tranquillity	A dense pocket of woodland. However, concern over level of tranquillity once developments around it are completed.	X
	Wildlife	Rich in wildlife as demonstrated through the recent planning application(s).	✓
	Public access	Limited access. Enhanced by new footpath across southern part.	✓

**Conclusion:** The space is considered to meet the tests for Local Green Space designation

### Stage 3 – Verification

- 4.4. Following the detailed evaluation, those sites which are considered suitable for designation as Local Green Space have been ‘verified’ to establish whether designations should be placed on each space in accordance with the methodology.

Ref.	Name	a) Already protected?	b) Landowner contacted?	Conclusion
2	Westway designated green space area	Much of the site is Ancient Woodland but not all.	<i>Contacted during Policy Options Consultation</i>	Whilst some of this space is protected by its designation as Ancient Woodland it is considered additional protection would be provided BY Local Green Space Designation. <b>Designate.</b>
3	Copthorne Common	Despite its name the name is not designated as Common Land.	<i>Contacted during Policy Options Consultation</i>	<b>Designate</b>
4	Village Green	Common Land	<i>Contacted during Policy Options Consultation</i>	<b>Designate</b>
6	Copthorne recreation ground and skate park	None	<i>Contacted during Policy Options Consultation</i>	<b>Designate</b>
7	Humphrys Field	None	<i>Contacted during Policy Options Consultation</i>	<b>Designate</b>
9	Erica Way Open Space	None	<i>Contacted during Policy Options Consultation</i>	<b>Designate</b>
12	Pinetrees Green Space	None	<i>Contacted during Policy Options Consultation</i>	<b>Designate</b>
15	St John’s Churchyard	Consecrated Ground	<i>Contacted during Policy Options Consultation</i>	<b>Designate</b>
17	Woodland East of Copthorne Common Road	None	<i>Contacted during Policy Options Consultation</i>	<b>Designate</b>
20	Open Space North of Bridgelands	None	<i>In progress via Reg. 14 Consultation. New allocation following Policy Option Consultation.</i>	<b>Designate</b>



21	Kits Brook Woodland & Pedestrian Corridor	Part of area is Ancient Woodland	<i>In progress via Reg. 14 Consultation. New allocation following Policy Option Consultation.</i>	Whilst some of this space is protected by its designation as Ancient Woodland it is considered additional protection would be provided BY Local Green Space Designation. <b>Designate.</b>
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## 5. Report Conclusions & Recommendations

- 5.1. This report has conducted a thorough review of our open spaces to establish whether they meet the policy test to be designated as Local Green Space in the Neighbourhood Plan.
- 5.2. Following this review, the following spaces are recommended to be designated as Local Green Space in the neighbourhood plan.

Ref.	Name
2	Westway designated green space area
3	Copthorne Common
4	Village Green
6	Copthorne recreation ground and skate park
7	Humphreys Field
9	Erica Way Open Space
12	Pinetrees Green Space
15	St John's Churchyard
17	Woodland East of Copthorne Common Road
20	Open Space North of Bridgelands
21	Kits Brook Woodland & Pedestrian Corridor

- 5.3. Some spaces are not recommended to be Local Green Space and this is because they have failed to meet the policy test set out the National Planning Policy Framework. These spaces are still considered to be important locally for a range of reasons and it is therefore recommended that consideration be given to introducing a local designation to provide these spaces with appropriate recognition.