

**Chichester Open Space, Sport Facilities,  
Recreation Study and  
Playing Pitch Strategy:**



**Open Space Study  
Sub Area Analysis  
(Part 2 of 2)**

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## 1.0 INTRODUCTION

### 1.1 Overview

The Open Space Study is one of 4 reports provided as part of the overall Chichester Open Space, Sport Facilities, Recreation Study and Playing Pitch Strategy.

The 4 reports are the:

- Chichester Community and Stakeholder Consultation Report (2017);
- Chichester Open Space Study (this report);
- Chichester Playing Pitch Strategy and Action Plan; and
- Chichester Indoor, Built, and Outdoor (non-pitch) Sports Needs Assessment.

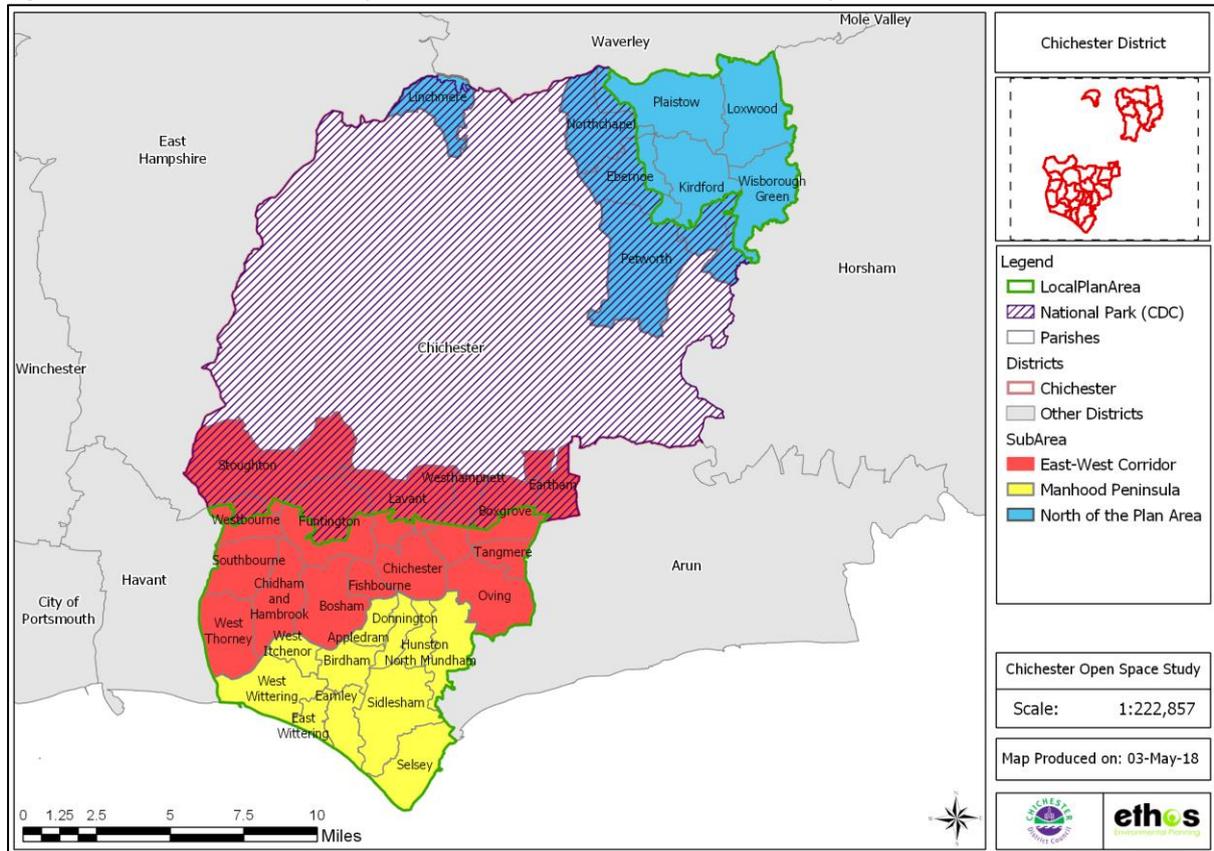
The Chichester Open Space Study is presented in two parts. The main report (part 1 of 2) comprises an overview of open space across the whole Local Plan area and includes details on local needs, methodology, open space typologies and analysis of provision which combine to make recommendations for future provision and policies for open space in the Local Plan area. This report is **part 2 of 2**, and comprises analysis by sub area, providing more localised information.

The area profiles have been developed for 3 sub areas, in accordance with the current Local Plan (as shown in figure 1). The purpose is to provide a more detailed level of information to aid planning and decision making at a more local level, taking into account characteristics and provision at the sub area level.

The area profiles should be read in conjunction with the main report (part 1). Each profile includes the following information:

- A description of the area;
- Maps showing the provision of open space;
- Quantitative analysis of current provision of open space;
- Analysis of access to open space;
- Summary of quality issues and opportunities;
- Analysis of future need for open space; and
- Suggested priorities for the area.

The area profiles are intended to be a starting point to inform other strategies and plans, including neighbourhood plans, planning policies, development control policies; parks and open spaces service and action plans.

Figure 1 Sub Area Analysis Areas and Parishes within the Study Area<sup>1</sup>

## 1.2 Analysis of existing quantity of open space

An analysis of the existing provision (in ha and ha/1000 population) and supply (in ha and ha/1000 population) of open space for each sub area is provided. The analysis uses the quantity standards for open space detailed in part 1 of the report and summarised in table 1.

The supply is calculated using the population figures for each sub area, and the quantity of open space compared to what the requirements for open space are against the standards set.

<sup>1</sup> The hatched area (The South Downs National Park) falls outside of the Local Plan Area, but as a number of the Parishes within each sub area are cross border, the whole of these Parishes has been included within the Study.

Table 1 Summary of quantity standards of open space

Typology	Quantity standards (ha/1000 population) for analysing existing provision	Quantity standards (ha/1000 population): requirements from new development
Allotments	0.30	0.30
Amenity Green Space	0.6	See standard for Natural Green Space
Parks and Recreation Grounds	1.2	1.2
Play Space (Children)	0.05	0.05
Play Space (Youth)	0.05	0.05
Natural Green Space	ANGSt	1.0 to include natural and amenity green space
<b>Total for new provision</b>		<b>2.6 ha/1000</b>

### 1.3 Analysis of existing access to open space

For each of the 3 sub areas, maps are provided showing access to different types of open space using the overall Chichester access standards from the main report (part 1), as summarised in table 2. A summary of key access issues is provided for each sub area.

Table 2 Summary of access standards

Typology	Access standard
Allotments	600 metres or 12-13 minutes straight line walk time
Amenity Green Space	600 metres or 12-13 minutes straight line walk time
Parks and Recreation Grounds	600 metres or 12-13 minutes straight line walk time to local facilities 10 minutes drive time for larger multi- functional facilities
Play Space (Children)	480 metres or 10 minutes straight line walk time
Play Space (Youth)	720 metres or 15 minutes straight-line walk time
Natural Green Space	ANGSt

## **1.4 Quality Assessment**

Following the initial consultation and mapping exercise, site visits were undertaken to assess the quality of sites. It was not possible to survey all sites due to access restrictions, namely certain private sports grounds, education sites and allotments. Other sites were also excluded, these included small amenity green spaces (less than 0.15ha) and churchyards and cemeteries.

The audits were undertaken using a standardised methodology and consistent approach. However, audits of this nature can only ever be a snap-shot in time and their main purpose is to provide a consistent and objective assessment of a site's existing quality rather than a full asset audit. The audits were undertaken in October 2017.

The audit methodology is set out in section 7.5 of the main report (part 1).

The details of the quality audit are held within the GIS database provided to the Council, and a summary of the results is included within each sub area.

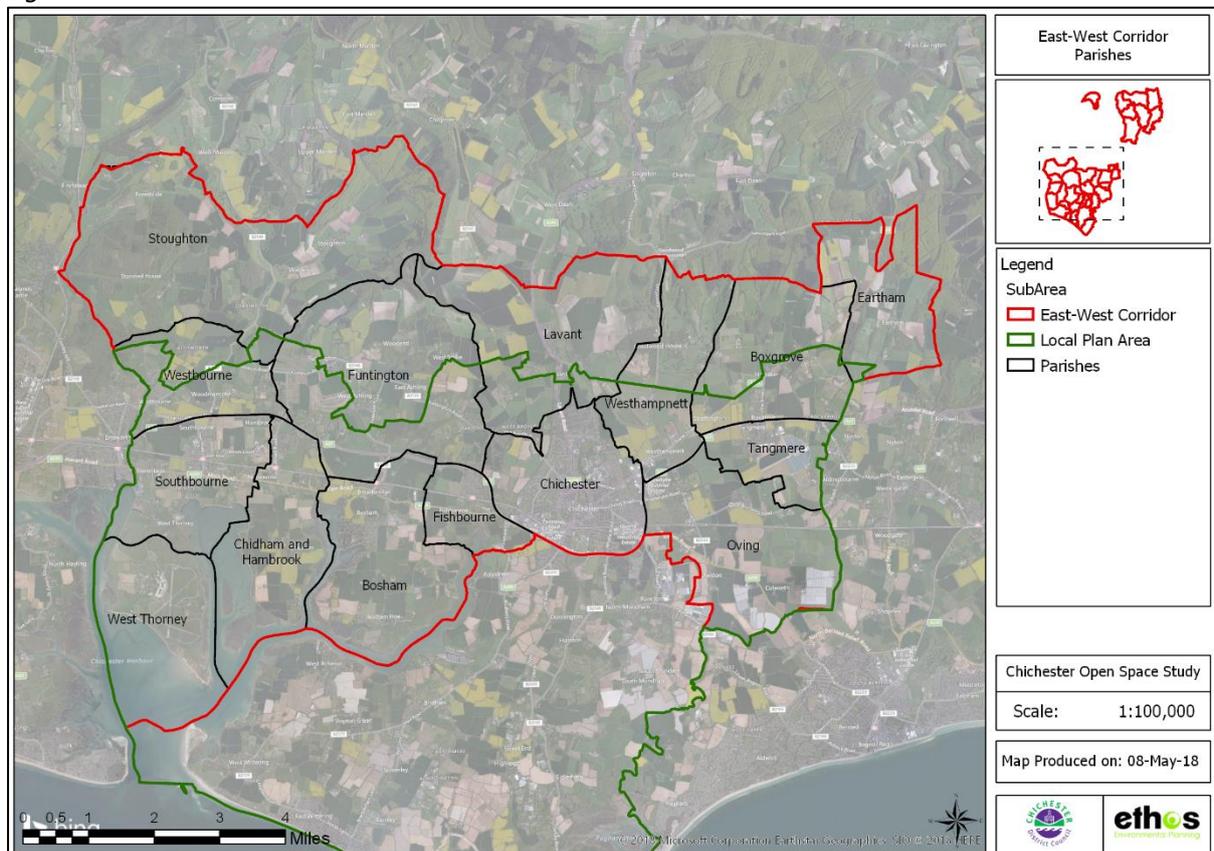
## 2.0 EAST-WEST CORRIDOR SUB AREA

### 2.1 Geographical area and population

The East-West Corridor sub area comprises the Parishes of Bosham, Boxgrove, Chichester, Chidham and Hambrook, Earham, Fishbourne, Funtington, Lavant, Oving, Southbourne, Stoughton, Tangmere, Westbourne and West Thorney<sup>2</sup> as shown in figure 2. The population of this area is 52,450 (Census 2011).

As can be seen from the figure below, 7 of these parishes fall partly outside of the Local Plan Area i.e. they cross boundary with the National Park, however, the sub area analysis includes each parish as a whole.

Figure 2 East-West Corridor sub area



The current Local Plan provides a summary of this area as follows:

The East-West Corridor is the main focus for new development proposed in the Local Plan. Compared to other parts of the Plan area, the Corridor has better transport connections and

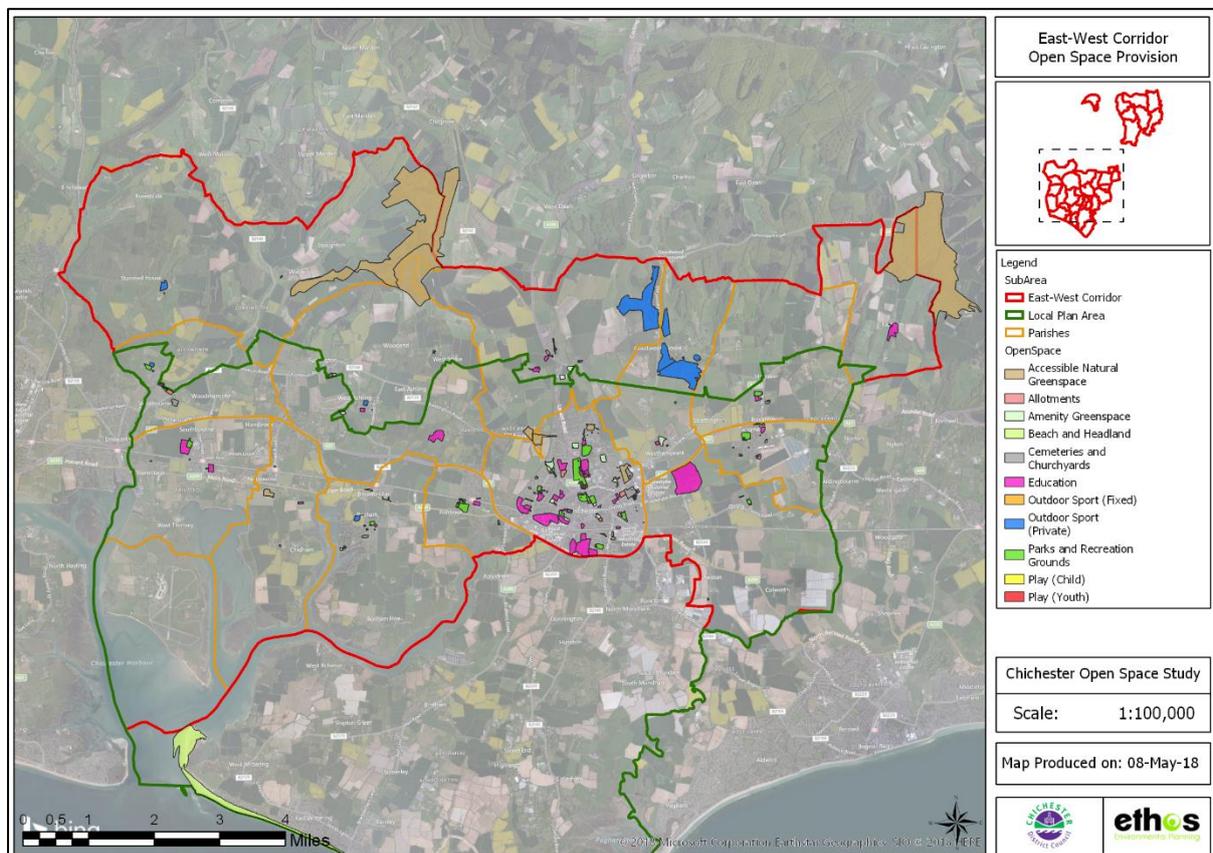
<sup>2</sup> West Thorney has been excluded from the assessment, as the open space within this Parish is within the army barracks and is not publicly accessible.

greater access to facilities. Located at the centre of the East-West Corridor, Chichester City is the Plan area's largest and most sustainable settlement, serving the needs of a wide catchment area extending outside the District. The Plan seeks to accommodate new growth within and around the city and to enhance its role as a sub-regional centre and visitor destination. However, it is recognised that new development needs to be planned sensitively with special regard to the city's historic environment and setting, whilst also addressing key infrastructure constraints, particularly in terms of wastewater treatment capacity and transport.

## 2.2 Existing provision of open space

Figure 3 shows the existing open spaces that have been mapped and included within the East-West Corridor sub area. The map is intended to be indicative – maps by Parish (appendix 1) and a GIS database has been provided to the Council.

Figure 3 Overview of open space in the East-West Corridor sub area



## 2.3 Analysis of existing quantity of open space

Table 3 shows the provision and supply of open space within the East-West Corridor sub area, using the Chichester Local Plan area quantity standards summarised in table 1 (this is the same as the required provision (ha/1000) in table 3 below) to assess supply. Figures are provided in hectares and hectares per 1000 population.

The figures for 'Park and Recreation Grounds (Combined)' includes a combination of the following typologies:

- Park and Recreation Ground; and
- Outdoor Sport (Fixed).

Existing quantity figures are also provided for a number of typologies where there are no quantity standards for existing provision, these typologies are:

- Accessible Natural Green Space (as analysed using the ANGSt standard);
- Education;
- Churchyards and Cemeteries; and
- Outdoor Sport (Private).

*Table 3 Existing provision and supply of open space in the East-West Corridor sub area*

Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Required Provision (ha)	Required Provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Overall supply
Allotments	9.53	0.18	15.74	0.3	-6.21	-0.12	UNDER SUPPLY
Amenity Green Space	27.25	0.52	31.47	0.6	-4.22	-0.08	UNDER SUPPLY
Parks and Recreation Grounds (Combined)	48.51	0.92	62.94	1.2	-14.33	-0.28	UNDER SUPPLY
Park and Recreation Grounds	46.69	0.89	N/A	N/A	N/A	N/A	N/A
Outdoor Sport (Fixed)	1.82	0.03	N/A	N/A	N/A	N/A	N/A
Play (Child)	1.54	0.03	2.62	0.05	-1.08	-0.02	UNDER SUPPLY
Play (Youth)	0.52	0.01	2.62	0.05	-2.1	-0.04	UNDER SUPPLY
Accessible natural green space	886.41	16.90	N/A	N/A	N/A	N/A	N/A
Education	135.94	2.59	N/A	N/A	N/A	N/A	N/A
Churchyards and Cemeteries	17.06	0.33	N/A	N/A	N/A	N/A	N/A
Outdoor Sport (Private)	9.24	0.18		N/A	N/A	N/A	N/A

As can be seen from the table above, within the sub area, there is an overall under supply of all typologies of open space. The total shortfall is 27.94 ha.

## 2.4 Analysis of existing access to open space

This section provides maps showing access to different types of open space across the East-West Corridor sub area using the Chichester Local Plan area access standards summarised in table 2.

Figure 4 Access to allotments (600m buffer)

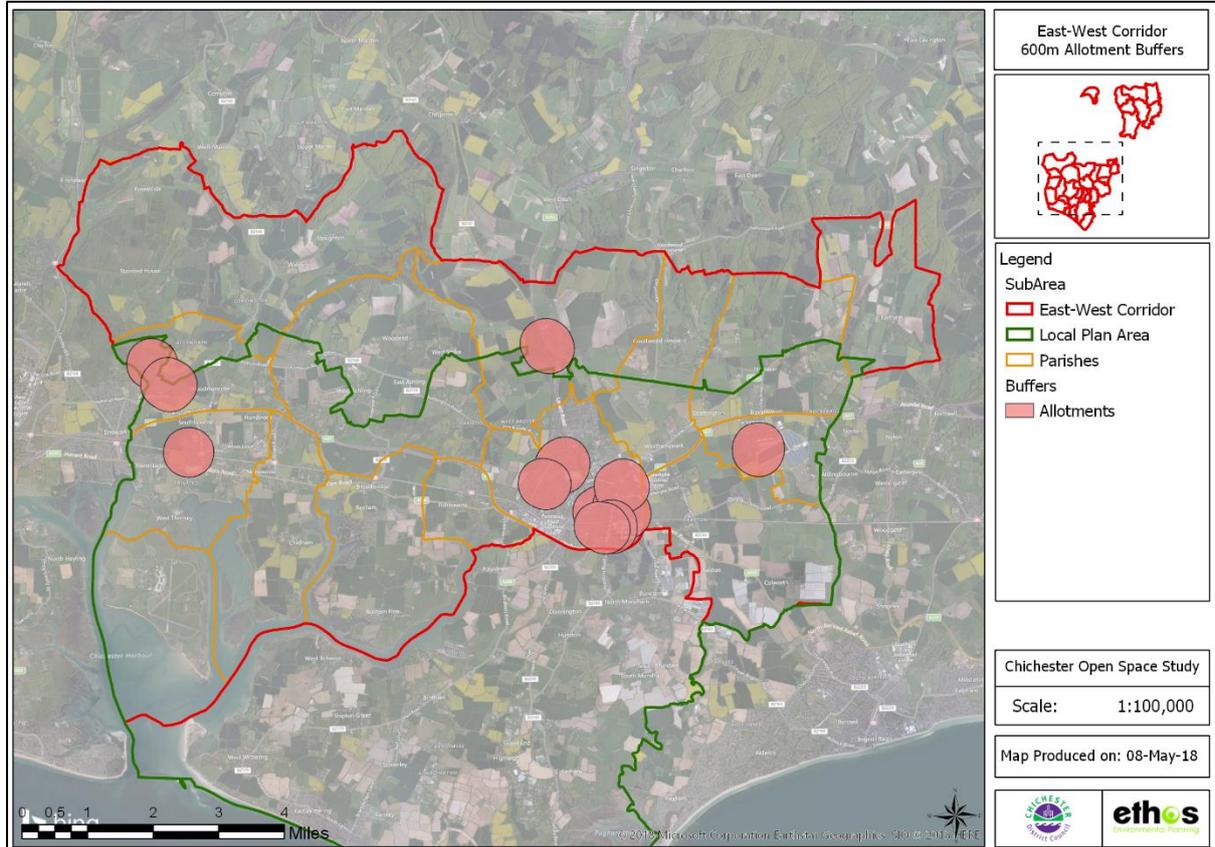


Figure 5 Access to amenity green space (600m buffer)

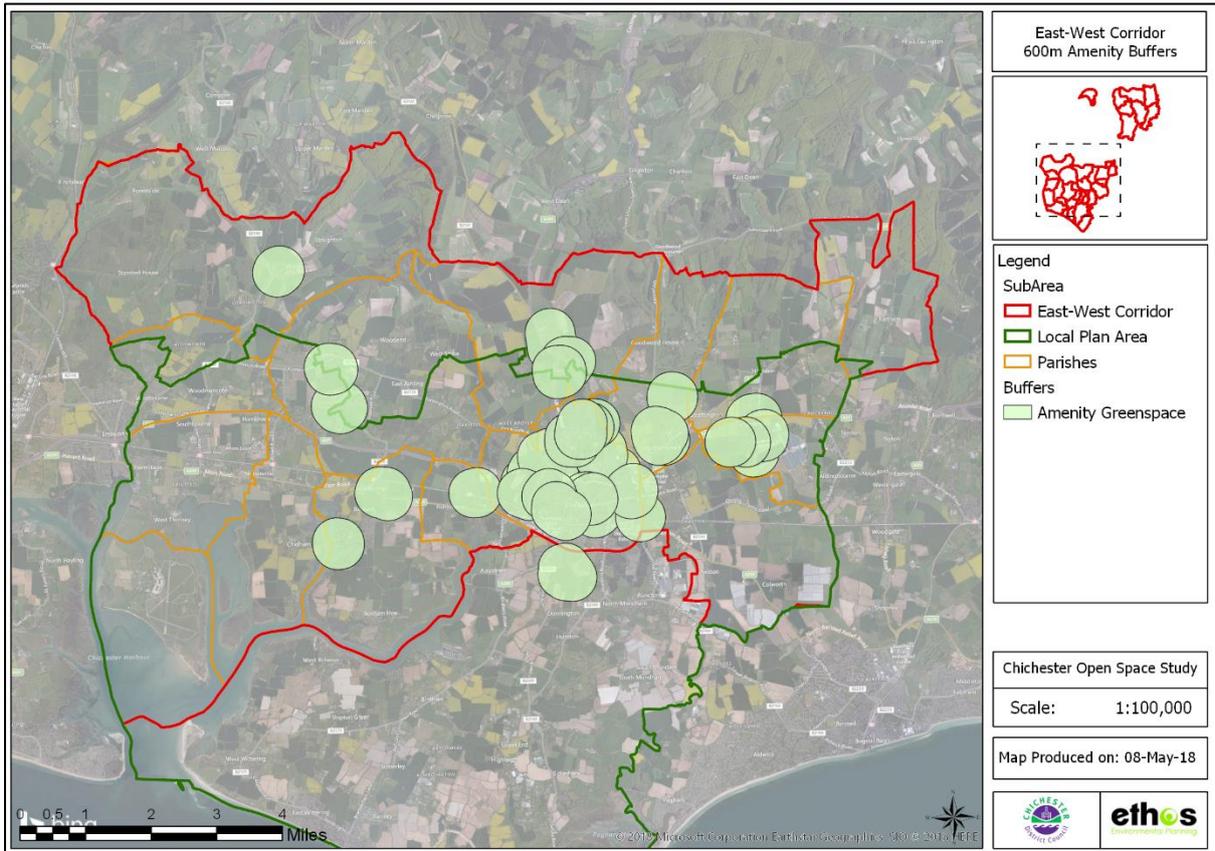


Figure 6 Access to parks and recreation grounds (600m buffer)

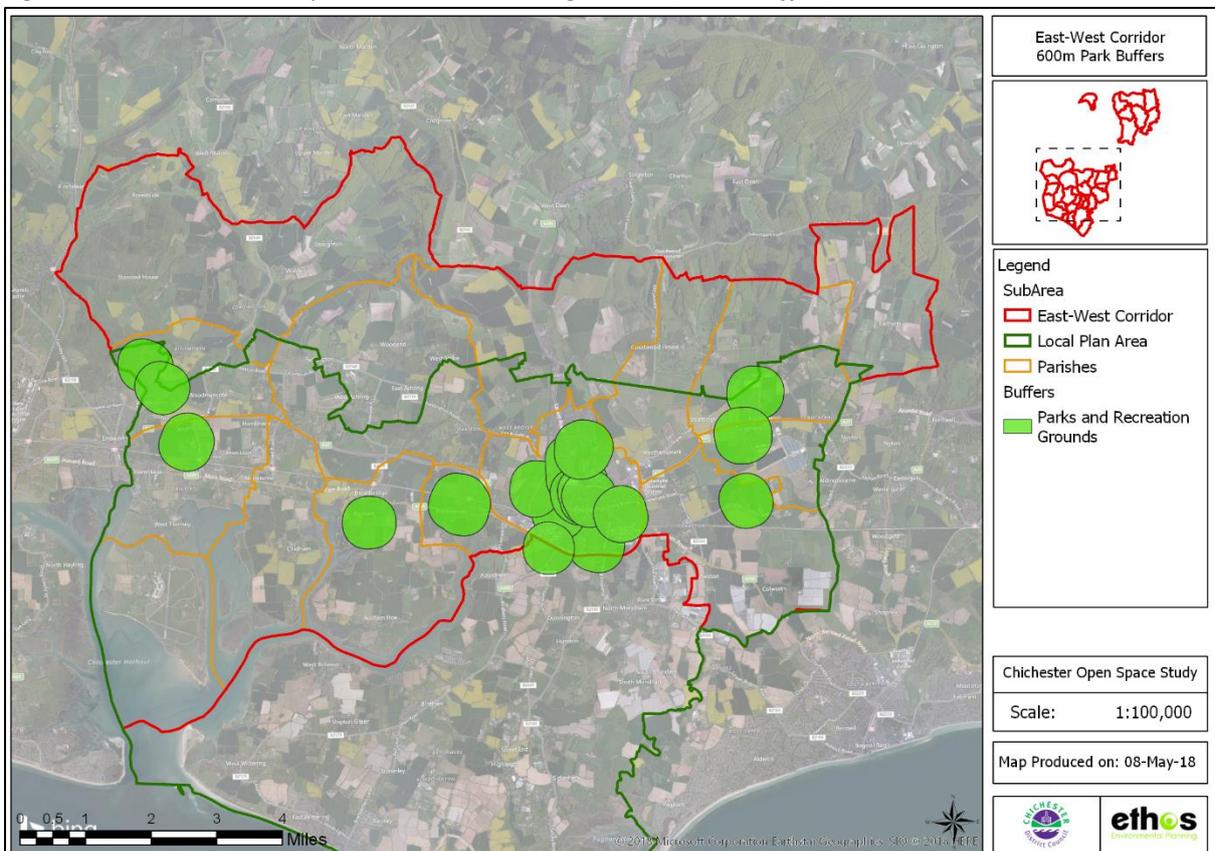


Figure 7 Access to children's play space (10 minutes walk time)

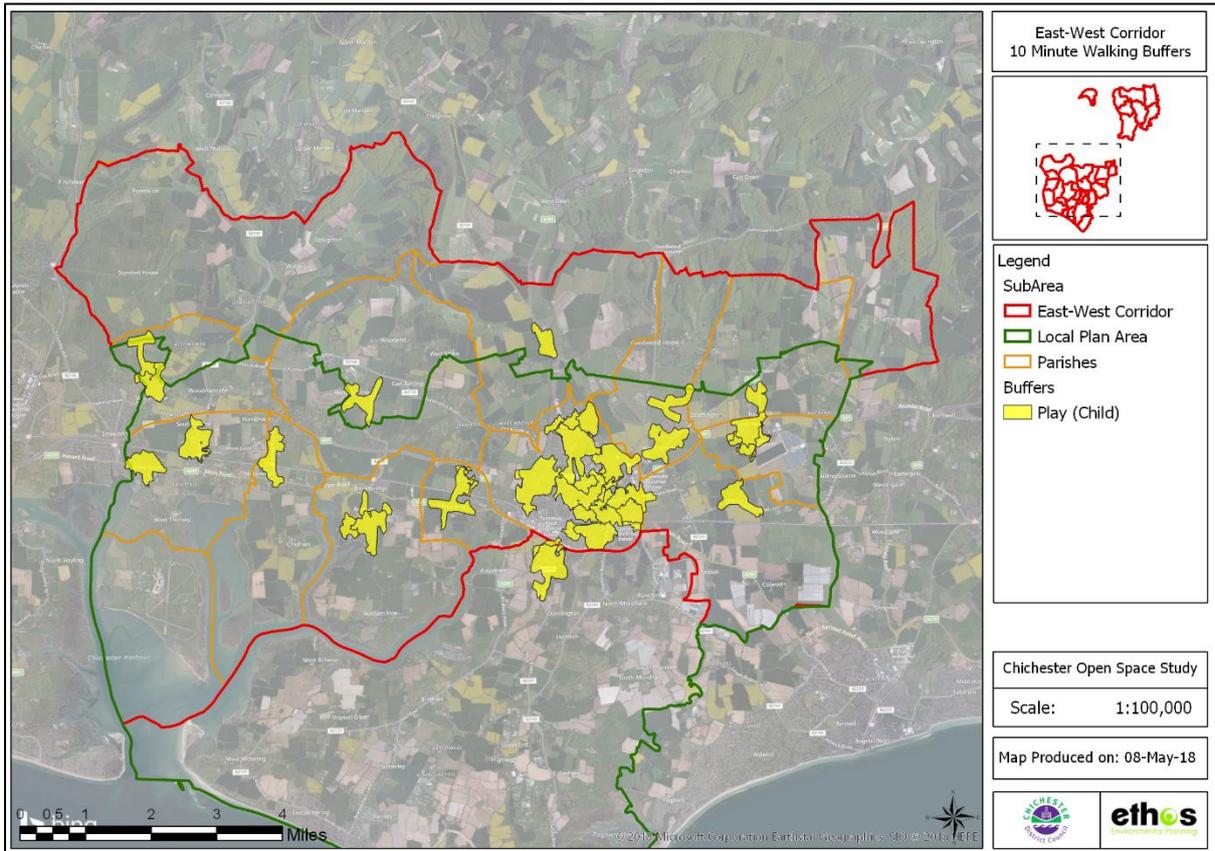


Figure 8 Access to youth play space (15 minutes walk time)

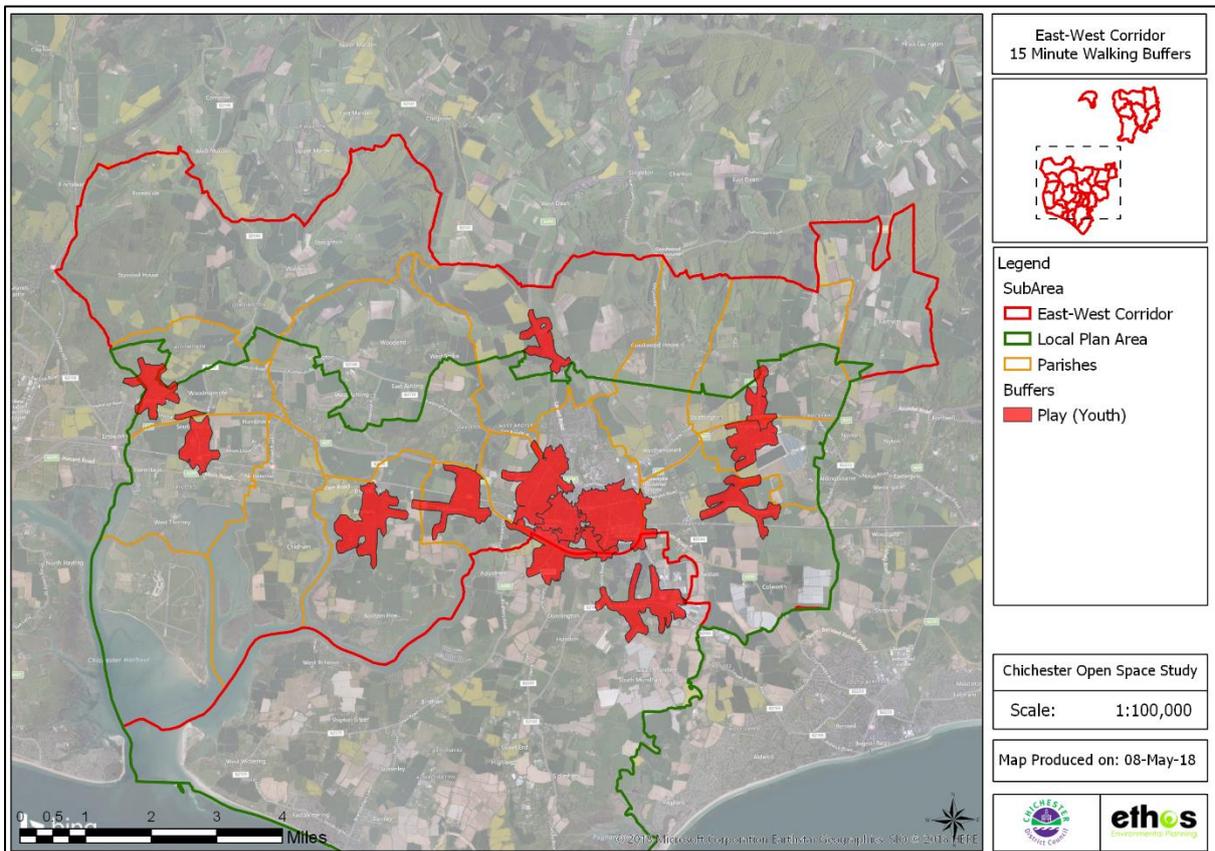


Figure 9 Access to accessible natural green space (20ha+ sites within 2km)

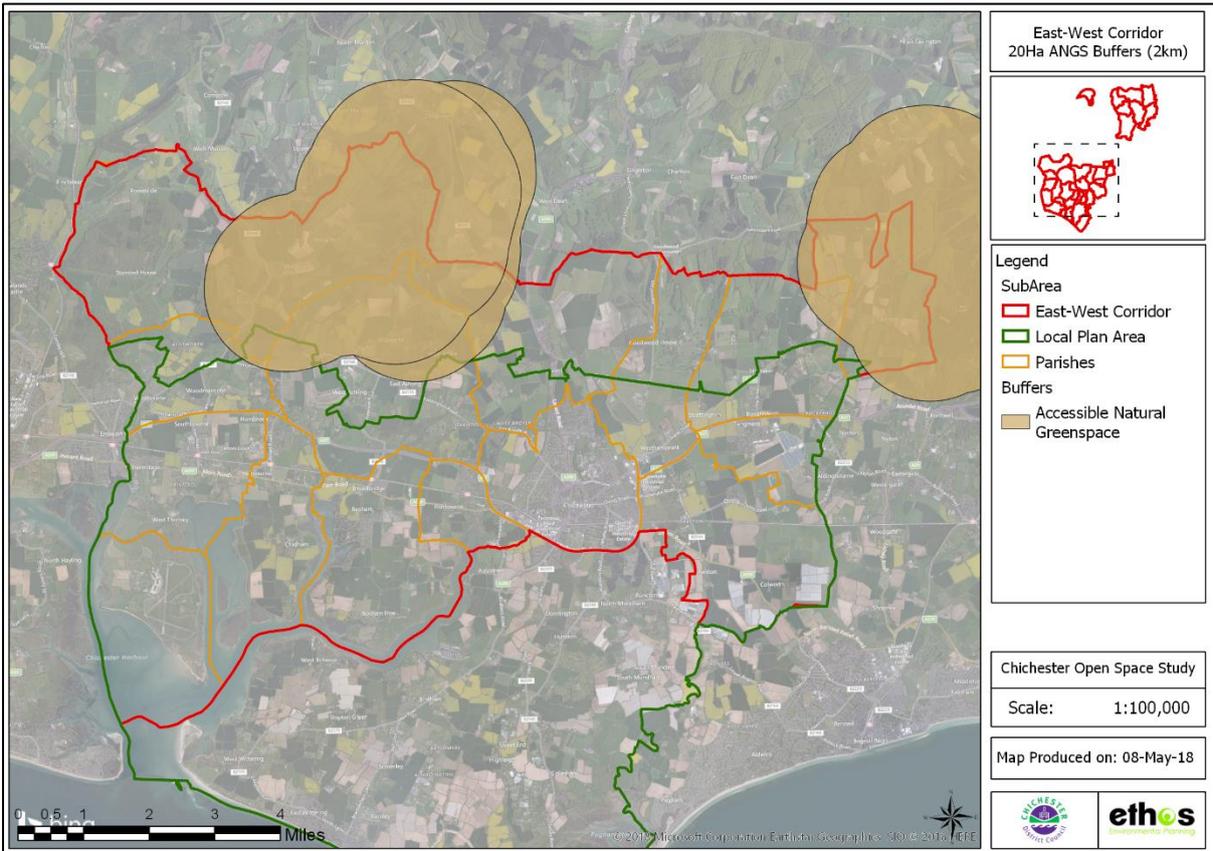


Figure 10 Access to accessible natural green space (100ha+ sites within 5km)

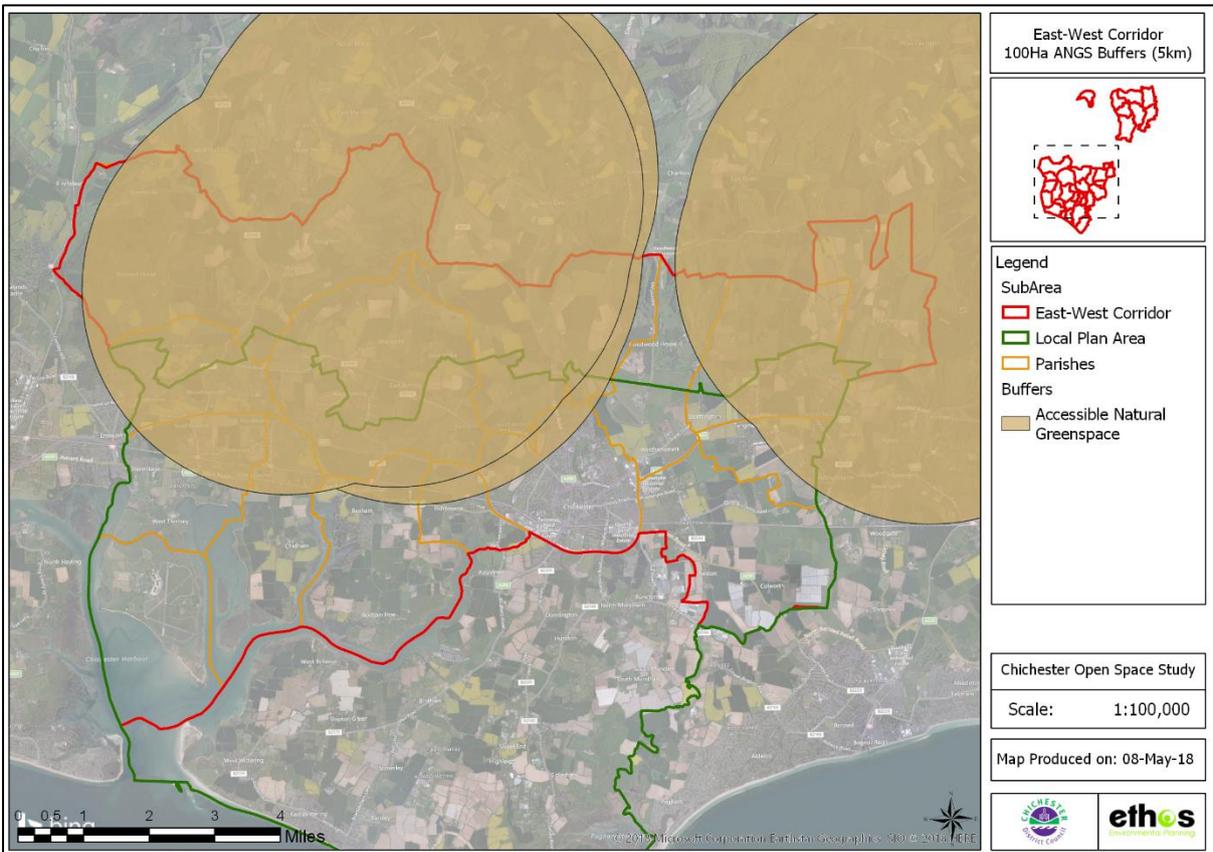


Table 4 below summarises the access maps provided at figures 4 to 10, highlighting any gaps or access issues.

*Table 4 Summary of existing open space access issues for the East-West Corridor sub area*

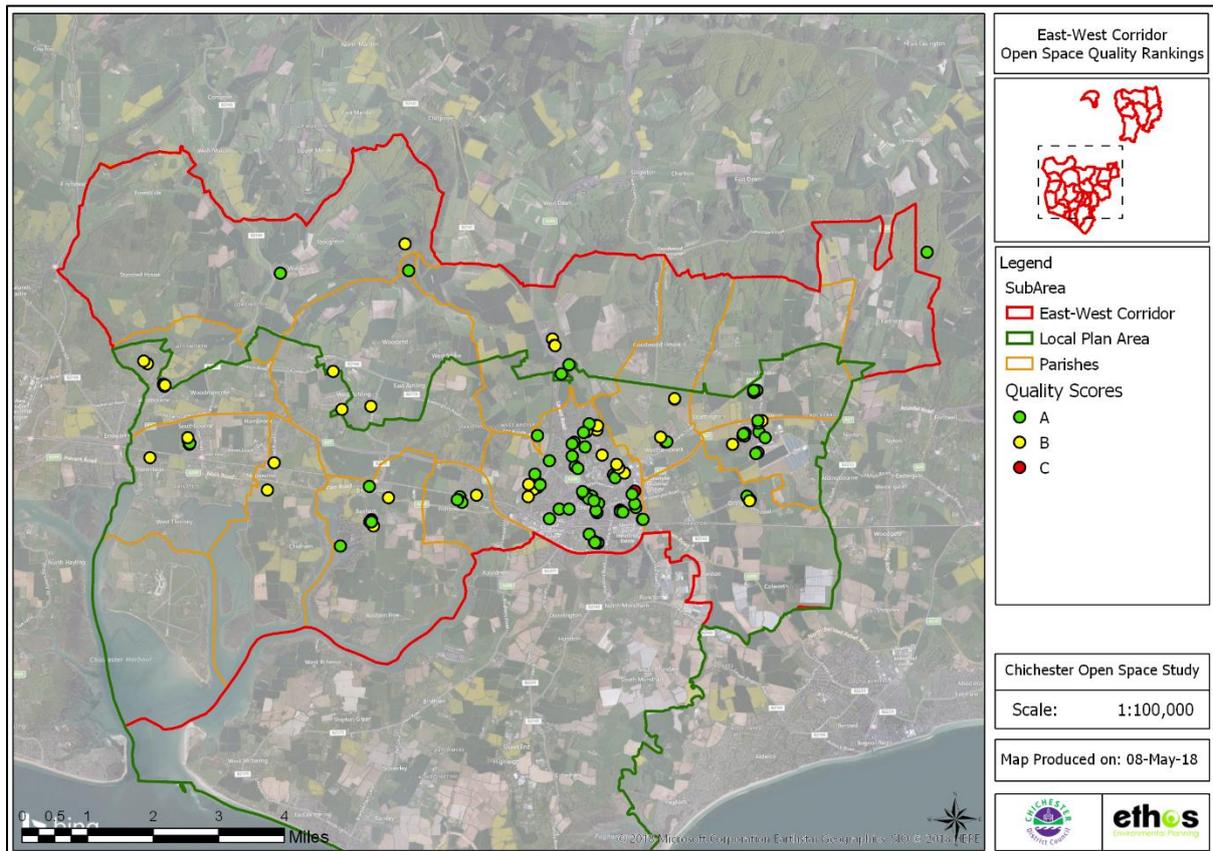
<b>Typology</b>	<b>Current Access</b>
Allotments	Access is mixed, with some Parishes/settlements having good access and others having no access. The main gaps in access are in parts of Chichester Parish, and within Parishes including Bosham, Funtington, Chidham and Hambrook, Fishbourne, Westhampnett and Boxgrove.
Amenity Green Space	Generally good access across the key populated areas. Although there are some gaps in access in Parishes such as Oving, Southbourne, Westbourne and Chidham and Hambrook, there is access to other types of open space such as parks and recreation grounds or natural green space within these areas.
Parks and Recreation Grounds	Generally good access across key populated areas. In Parishes where there are gaps in access (such as Lavant and Funtington), there is access to amenity green space.
Children's play space	Good access across key populated areas. There are some small gaps in access e.g. in the north of Chichester Parish.
Youth Play space	Access is relatively sporadic, with large gaps in access in some areas, notably the central and northern part of Chichester Parish.
Accessible Natural Green Space	Large gaps in access to 20ha sites across the majority of the sub area. Access to 100ha sites is restricted to the northern part of the sub area. It should be noted that the public right of way network also provides an important element of access to open space and the countryside.

## 2.5 Open Space Quality Assessment

The following map provides a summary of the quality audit results for the East-West Corridor sub area.

As can be seen, the majority of open spaces assessed are good quality (with a score of A). There is however 1 children's play space (Elizabeth Road Play Space in the Parish of Chichester) that has been assessed as poor quality (with a score of C).

Figure 11 Summary of quality audit results



## 2.6 Future need for open space

The total potential additional housing land requirement in the East West Corridor (the part within the Local Plan area only) is for 11,003 dwellings (this includes a 5% buffer added to all sources of supply including permissions and completions). Of these 11,003 dwellings, 3933 have already had their impact addressed through CIL and S106 agreements. The impact from the remaining 7070 dwellings has yet to be addressed through CIL and S106 agreements and therefore needs to be taken into account when assessing future demand. At an estimated occupancy rate of 2.13 people per dwelling, the demand will emanate from 15,059 people.

The table below shows the requirements for open space provision from this predicted population growth within the East-West Corridor sub area (within the Local Plan area).

Table 5 Open space requirements from new development within the East-West Corridor sub area (up to 2036)

Typology	Standard for new provision (Ha/1000)	Requirement for 15,059 people (Ha)
Allotments	0.30	4.52
Amenity Green Space/Natural Green Space	1.0	15.06
Park and Recreation Ground (Combined)	1.2	18.07
Play Space (Children)	0.05	0.75
Play Space (Youth)	0.05	0.75
<b>Total</b>	<b>2.6</b>	<b>39.15</b>

## 2.7 Summary of priorities for the area

This section brings together the analysis of the existing quality, access and quantity of open space and considers future requirements for open space from population growth, and considers the following priorities:

- Existing provision to be enhanced;
- Opportunities for re-location/re-designation of open space;
- Identification of areas for new provision; and
- Facilities that may be surplus to requirement.

### 2.7.1 Existing provision to be enhanced

Section 2.5 provides a summary of the existing quality ranks drawn from the quality audit

The audit has identified 1 site which is ranked C (poor quality) and 39 sites which are ranked B (average quality). It is expected that when allocated sites are brought forward, consideration would be given to the potential to improve these sites.

Those sites that have been ranked as C (poor quality) are as follows:

- Elizabeth Road Children's Play Space (Chichester Parish).

### 2.7.2 Opportunities for re-location/re-designation of open space

Opportunities to relocate or re-designate open spaces draws on both the quantity and access analysis. In the case of the East-West Corridor sub area, there are shortfalls across all typologies of open space, and therefore there is little opportunity. Natural Green Space may provide potential for reducing shortfalls in low impact uses such as allotments/community food growing areas and natural children's play space if appropriate.

### **2.7.3 Identification of areas for new provision**

The assessment has identified that there is an existing quantitative shortfall in the provision of all types of open space. Therefore, the need to protect existing facilities and maximise opportunities for securing new open space is key. The need to provide all types of open space on site in new development is a priority for the area.

### **2.7.4 Facilities that may be surplus to requirement**

Due to the existing quantitative shortfall in the provision of all types of open space, it is recommended that there are no open space facilities that are surplus to requirement.

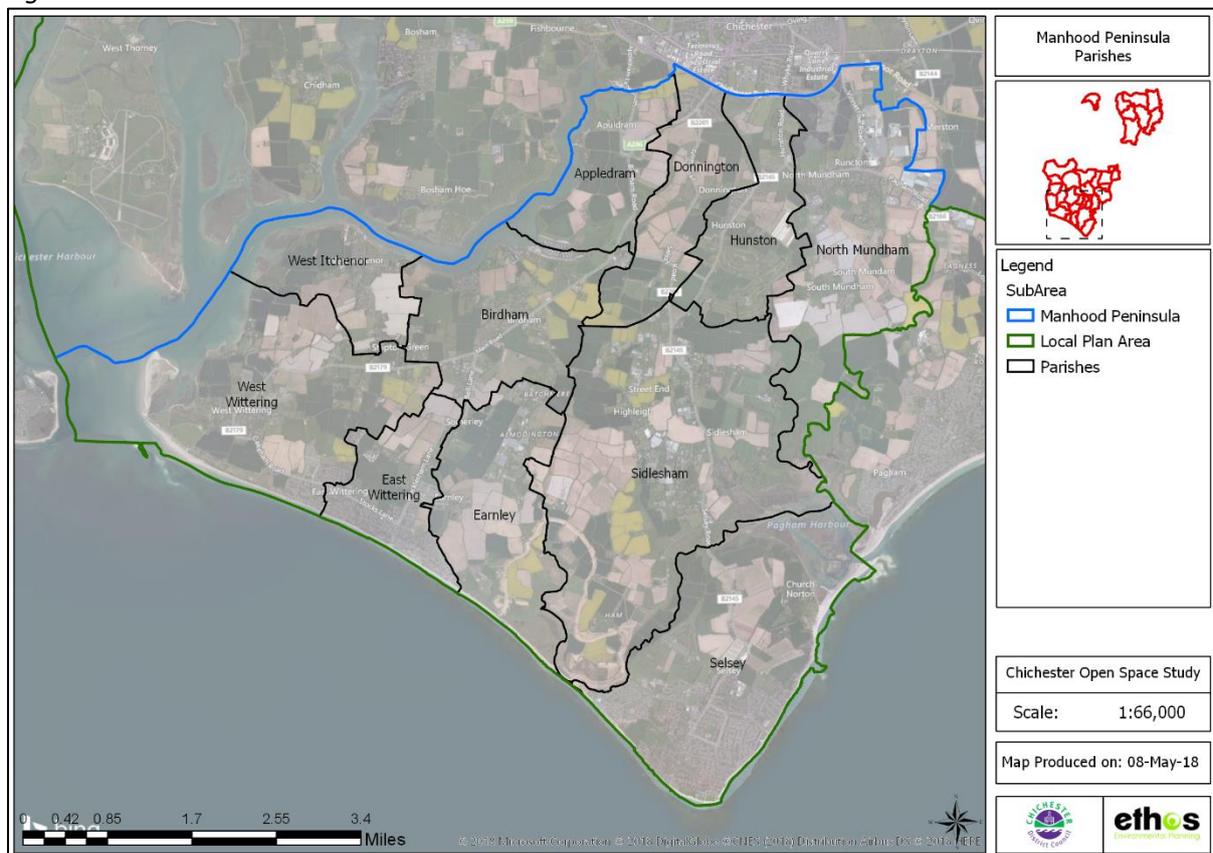
## 3.0 MANHOOD PENINSULA SUB AREA

### 3.1 Geographical area and population

The Manhood Peninsula sub area comprises the Parishes of Appledram, Birdham, Donnington, Earnley, East Wittering, Hunston, North Mundham, Selsey, Sidlesham, West Itchenor and West Wittering as shown in figure 12. The population of this area is 26,183 (Census 2011).

All the parishes within the Manhood Peninsula sub area fall wholly within the Chichester Local Plan area.

Figure 12 Manhood Peninsula sub area



The current Local Plan provides a summary of this area as follows:

The Manhood Peninsula covers the southernmost part of the Plan area, extending from just south of Chichester city to the coast. The area has a separate distinctive character and faces a specific set of planning challenges. These issues include:

- Significant areas at risk from coastal erosion and flooding, which is further accentuated by a high water table and poor land drainage. These issues need to be managed and mitigated in the face of climate change. The Medmerry Realignment,

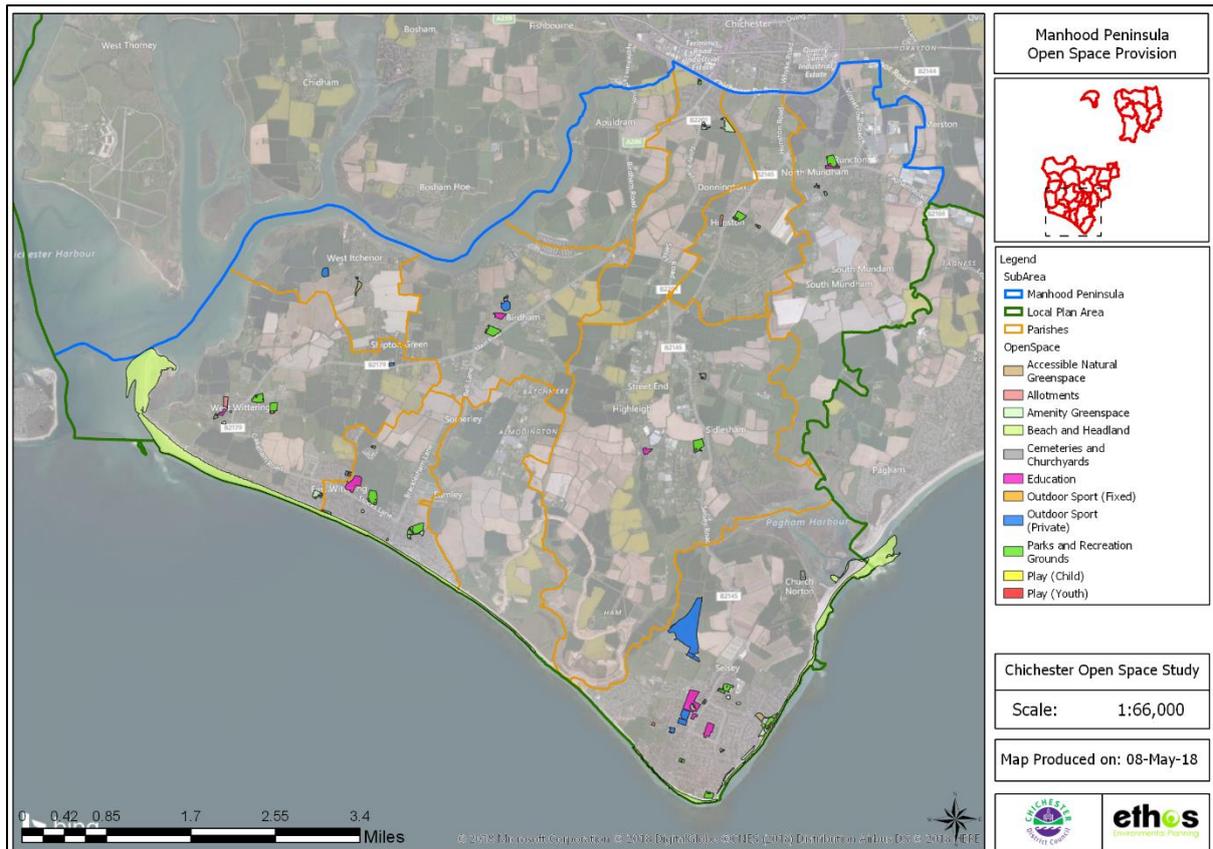
which was permitted in 2011, involves the managed realignment of a section of coastline, involving creation of a new inter-tidal zone. Completion of the Medmerry Scheme will reduce the risk of flooding to some parts of the Manhood Peninsula. Any reduction in the flood risk will be reflected by the Environment Agency National Flood Risk Assessment.

- Environmental designations cover, or impact upon, most of the Peninsula, including the Chichester and Pagham Harbours SAC/SPA/Ramsar sites, the Chichester Harbour AONB, and the Medmerry Realignment compensatory habitat.
- Poor road accessibility and problems of traffic congestion resulting from the limited road connections to the north, the junctions on the A27 Chichester Bypass, and the impacts of summer holiday traffic. There are reasonably regular bus services serving Selsey, East Wittering and the other main settlements on the Peninsula; however, these are susceptible to cutbacks, and are limited in terms of evening and weekend services. These problems of accessibility are further accentuated by the fact that the Peninsula relies strongly on Chichester city for employment, shopping, entertainment and other key facilities, which increases the need to travel.
- The local economy is heavily dependent on tourism, agriculture and horticulture, resulting in a relative lack of employment opportunities with many local jobs seasonal and poorly paid. The development of green tourism could extend the season and increase the viability of the tourism economy.
- The Peninsula has an above-average proportion of older people and is a popular retirement area. Many of the coastal areas also have very high numbers of second homes.

### **3.2 Existing provision of open space**

Figure 13 shows the existing open spaces that have been mapped within the Manhood Peninsula sub area. The map is intended to be indicative – maps by Parish (appendix 1) and a GIS database has been provided to the Council.

Figure 13 Overview of open space in the Manhood Peninsula sub area



### 3.3 Analysis of existing quantity of open space

Table 5 shows the provision and supply of open space within the Manhood Peninsula sub area, using the Chichester Local Plan area quantity standards summarised in table 1 (this is the same as the required provision (ha/1000) in table 6 below) to assess supply. Figures are provided in hectares and hectares per 1000 population.

The figures for 'Park and Recreation Grounds (Combined)' includes a combination of the following typologies:

- Park and Recreation Ground; and
- Outdoor Sport (Fixed).

Existing quantity figures are also provided for a number typologies where there are no quantity standards for existing provision, these typologies are:

- Accessible Natural Green Space (as analysed using the ANGSt standard);
- Education;
- Churchyards and Cemeteries; and
- Outdoor Sport (Private).

Table 6 Existing provision and supply of open space in the Manhood Peninsula sub area

Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Required Provision (ha)	Required Provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Overall supply
Allotments	2.03	0.08	7.85	0.3	-5.82	-0.22	UNDER SUPPLY
Amenity Green Space	9.31	0.36	15.71	0.6	-6.40	-0.24	UNDER SUPPLY
Parks and Recreation Grounds (Combined)	24.56	0.94	31.42	1.2	-6.86	-0.26	UNDER SUPPLY
Park and Recreation Grounds	24.07	0.92	N/A	N/A	N/A	N/A	N/A
Outdoor Sport (Fixed)	0.49	0.02	N/A	N/A	N/A	N/A	N/A
Play (Child)	0.86	0.03	1.31	0.05	-0.45	-0.02	UNDER SUPPLY
Play (Youth)	0.52	0.02	1.31	0.05	-0.79	-0.03	UNDER SUPPLY
Accessible natural green space	2.19	0.08	N/A	N/A	N/A	N/A	N/A
Education	15.94	0.61	N/A	N/A	N/A	N/A	N/A
Churchyards and Cemeteries	4.46	0.17	N/A	N/A	N/A	N/A	N/A
Outdoor Sport (Private)	8.31	0.32	N/A	N/A	N/A	N/A	N/A

As can be seen from the table above, within the sub area, there is an overall under supply of all typologies of open space. The total shortfall is 20.32 ha.

### 3.4 Analysis of existing access to open space

This section provides maps showing access to different types of open space across the Manhood Peninsula sub area using the Chichester Local Plan area access standards summarised in table 2.

Figure 14 Access to allotments (600m buffer)

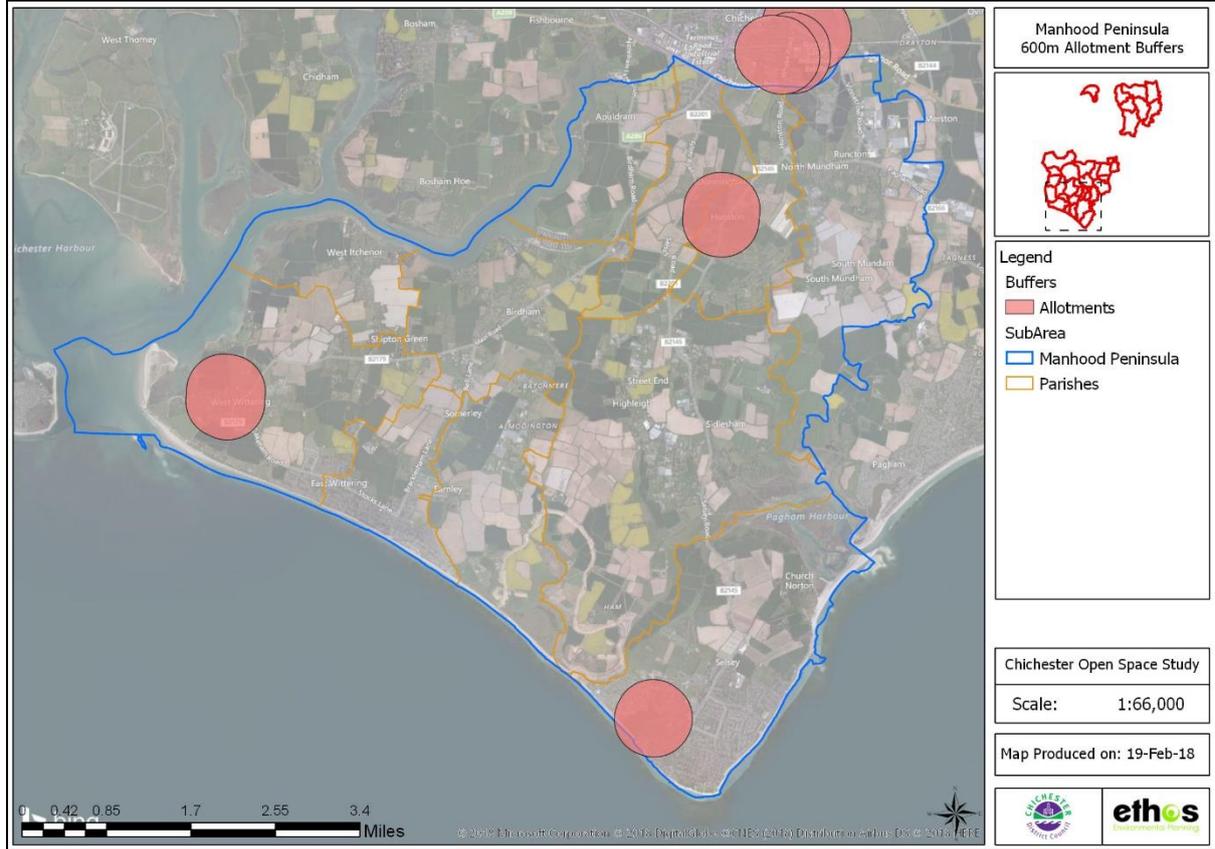


Figure 15 Access to amenity green space (600m buffer)

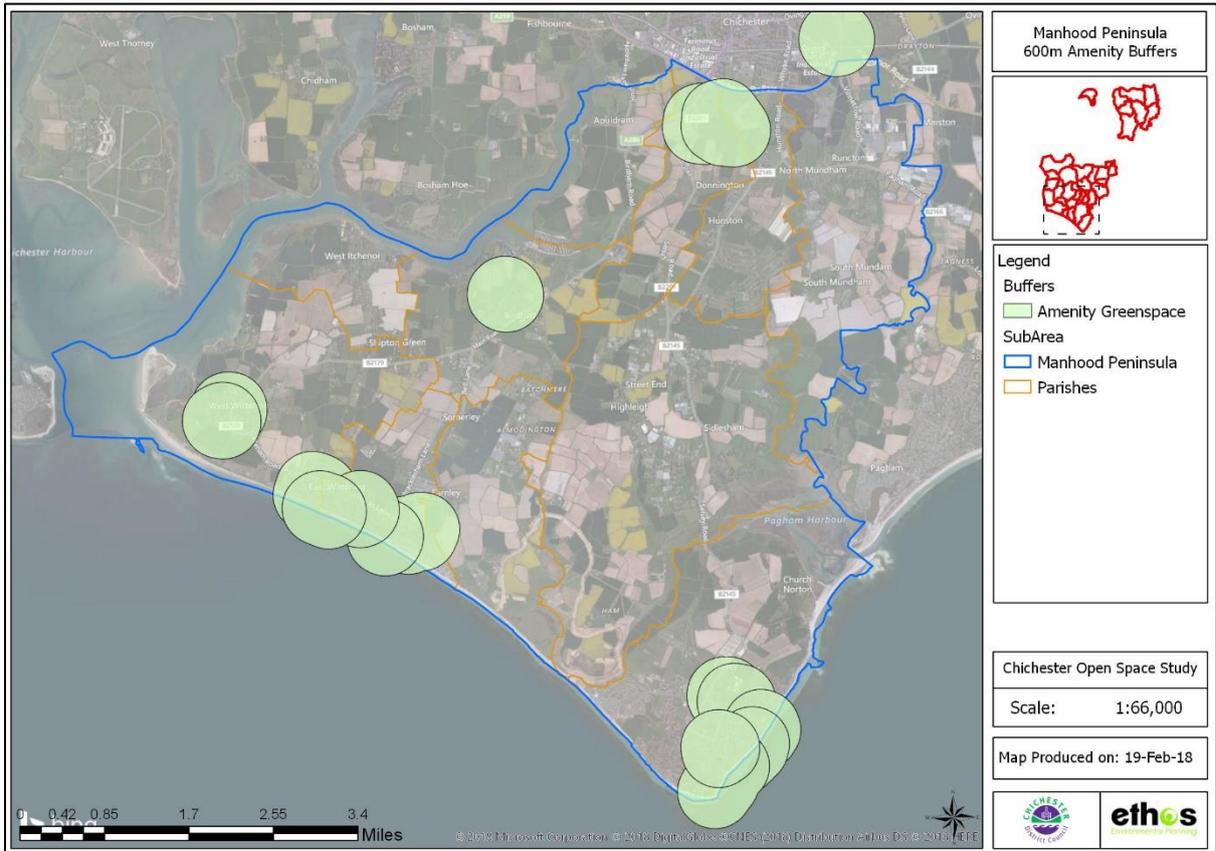


Figure 16 Access to parks and recreation grounds (600m buffer)

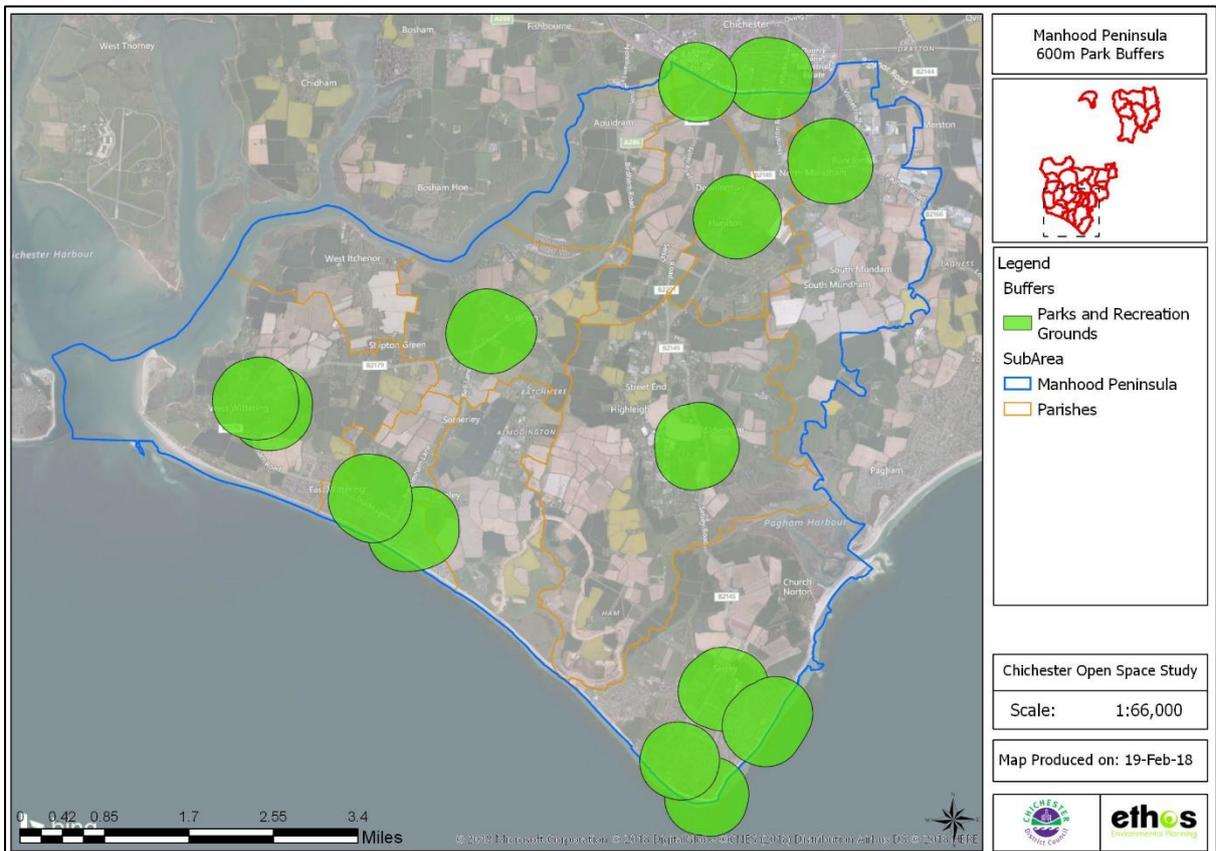


Figure 17 Access to children's play space (10 minutes walk time)

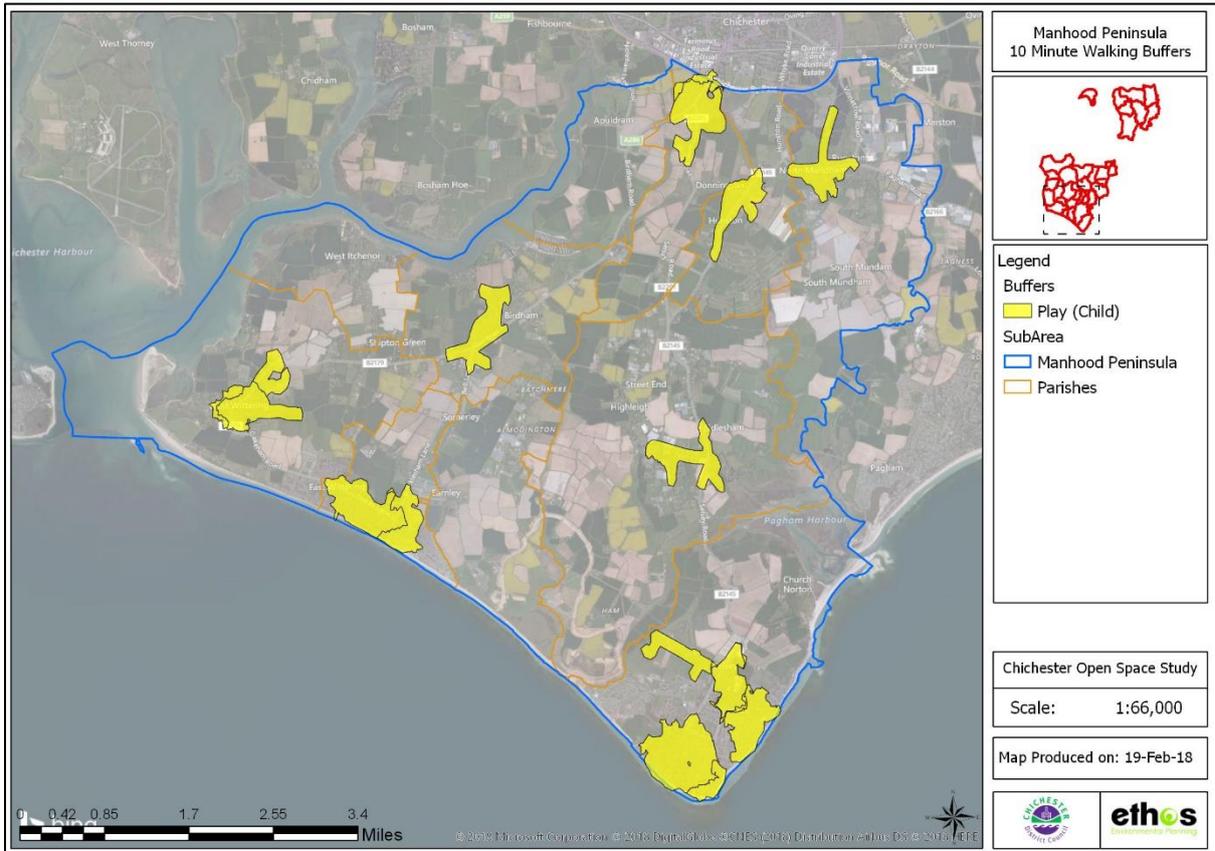


Figure 18 Access to youth play space (15 minutes walk time)

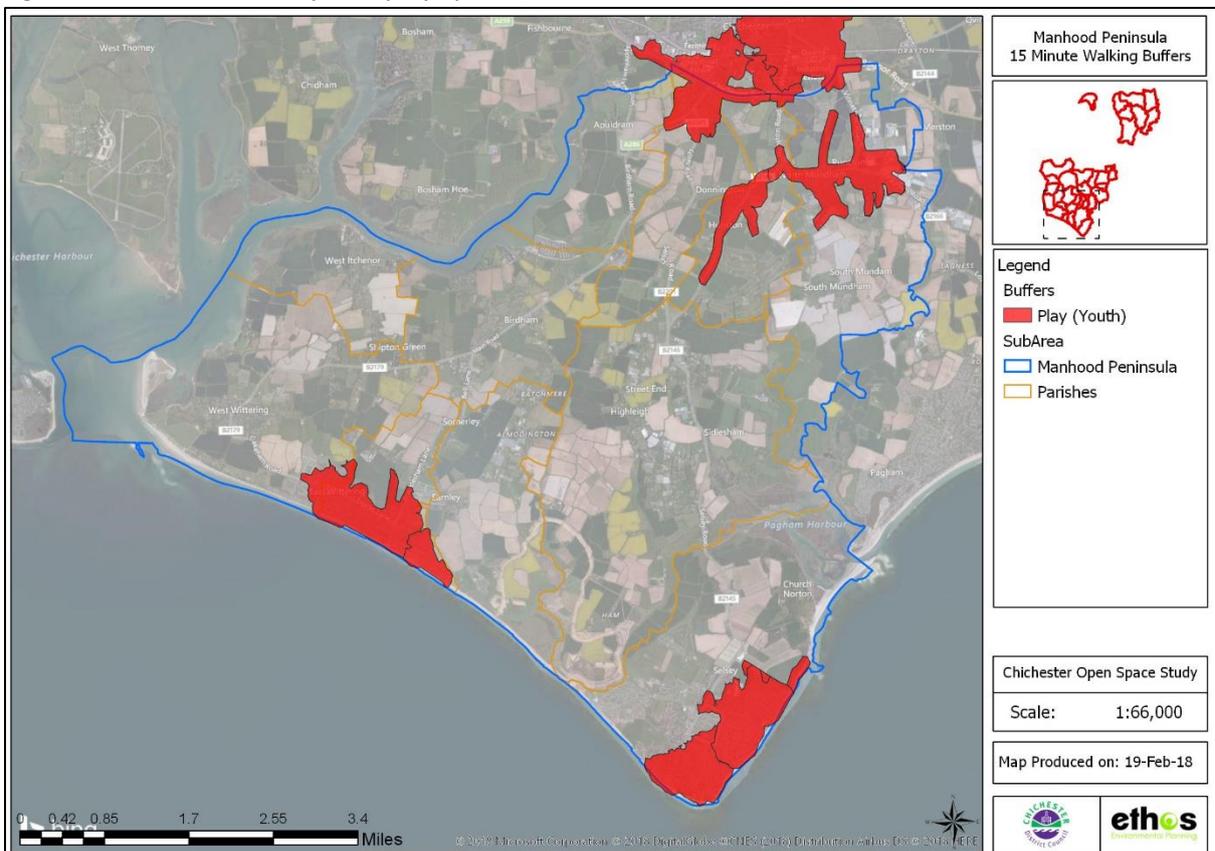


Figure 19 Beaches and headland, and Chichester, Langstone and Pagham Harbours.

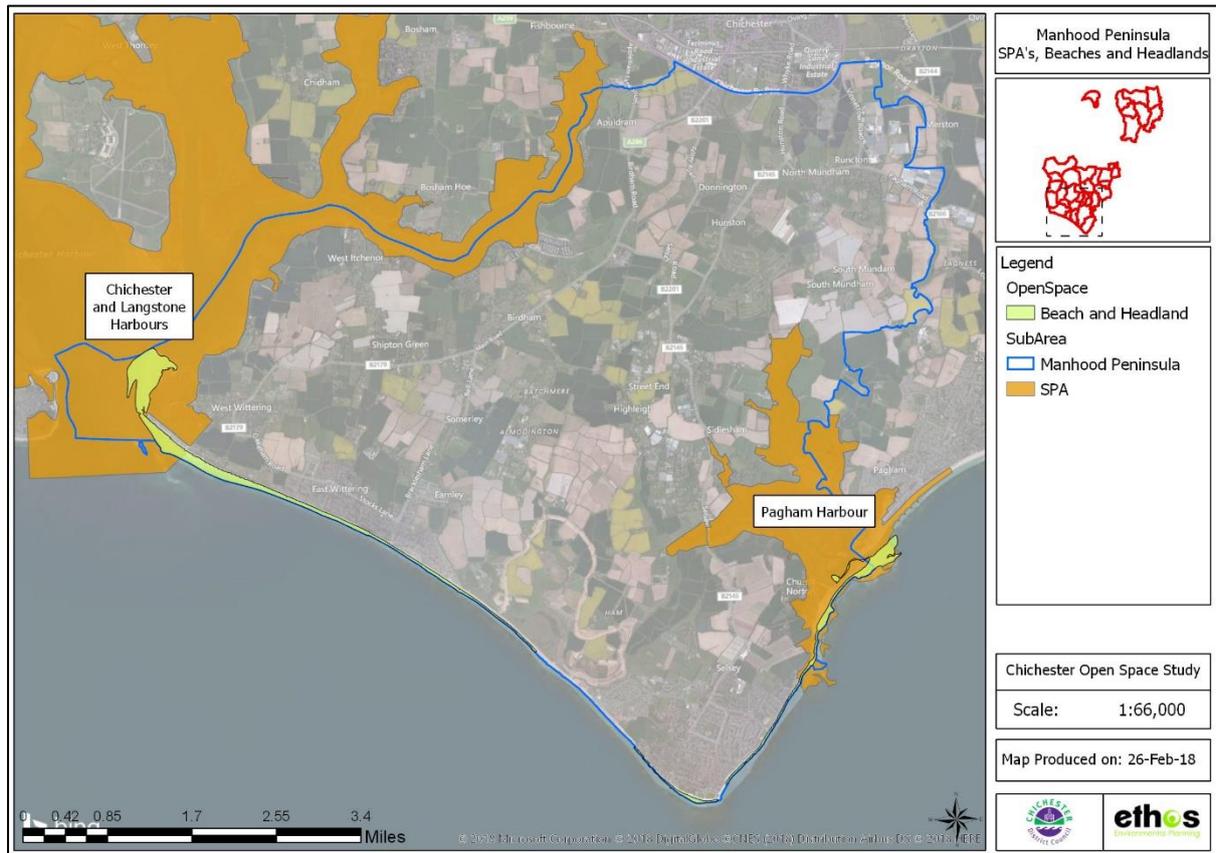


Table 7 Summary of existing open space access issues for the Manhood Peninsula sub area

Typology	Current Access
Allotments	Access is sporadic with large gaps in access across the majority of the sub area.
Amenity Green Space	There are gaps in access in some of the key populated areas, however, parks and recreation grounds provide access to recreational space in these areas e.g. Hunston.
Parks and Recreation Grounds	Generally good access across key populated areas.
Children’s play space	Generally good access, although there are some gaps in key populated areas e.g. Selsey, West Wittering and Birdham.
Youth Play space	Access is sporadic, with large gaps across the majority of the sub area. Access is restricted to Selsey, East Wittering, North Mundham and Hunston.
Accessible Natural Green Space	Although no accessible natural green space larger than 20ha has been mapped within the sub area, it is important to note the presence of Chichester and Langstone Harbours and the accessible beaches and headland that run the length of the southern coast. The Harbours are designated as SSSI’s and SPA’s and there are a series of paths/routes which are popular with walkers and bird watchers. The beaches and headlands also provide recreational space for local residents and attract visitors and tourists from a wide area.



The table below shows the requirements for open space provision from this predicted population growth within the Manhood Peninsula sub area.

*Table 8 Open space requirements from new development within the Manhood Peninsula sub area (up to 2036)*

<b>Typology</b>	<b>Standard for new provision (Ha/1000)</b>	<b>Requirement for 3,216 people (Ha)</b>
Allotments	0.30	0.96
Amenity Green Space/Natural Green Space	1.0	3.22
Park and Recreation Ground (Combined)	1.2	3.86
Play Space (Children)	0.05	0.16
Play Space (Youth)	0.05	0.16
<b>Total</b>	<b>2.6</b>	<b>8.36</b>

### 3.7 Summary of priorities for the area

This section brings together the analysis of the existing quality, access and quantity of open space and considers future requirements for open space from population growth, and considers the following priorities:

- Existing provision to be enhanced;
- Opportunities for re-location/re-designation of open space;
- Identification of areas for new provision; and
- Facilities that may be surplus to requirement.

#### 3.7.1 Existing provision to be enhanced

Section 3.5 provides a summary of the existing quality ranks drawn from the quality audit (figure 20).

The audit has identified 8 sites which are ranked B (average quality). No sites were assessed as being poor quality. It is expected that when allocated sites are brought forward, consideration would be given to the potential to improve these sites.

Those sites that have been ranked as B (average quality) are as follows:

- Sunnymead Drive amenity green space (Selsey);
- Hunston Village Playing Field (Hunston);
- Hunston Village MUGA (Hunston);
- North Mundham Skate Park (North Mundham);
- Donnington Basketball (Donnington);
- Seafeld Close amenity green space (East Wittering);

- Downview Basketball (East Wittering); and
- West Wittering Obstacle Course (West Wittering).

### **3.7.2 Opportunities for re-location/re-designation of open space**

Opportunities to relocate or re-designate open spaces draw on both the quantity and access analysis. In the case of the Manhood Peninsula sub area, there are shortfalls across all typologies of open space, and therefore there is little opportunity. Natural Green Space may provide potential for reducing shortfalls in low impact uses such as allotments/community food growing areas and natural children's play space, if appropriate.

### **3.7.3 Identification of areas for new provision**

The assessment has identified that there is an existing quantitative shortfall in the provision of all types of open space. Therefore, the need to protect existing facilities and maximise opportunities for securing new open space is key. The need to provide all types of open space on-site in new development is a priority for the area.

### **3.7.4 Facilities that may be surplus to requirement**

Due to the existing quantitative shortfall in the provision of all types of open space, it is recommended that there are no open space facilities that are surplus to requirement.

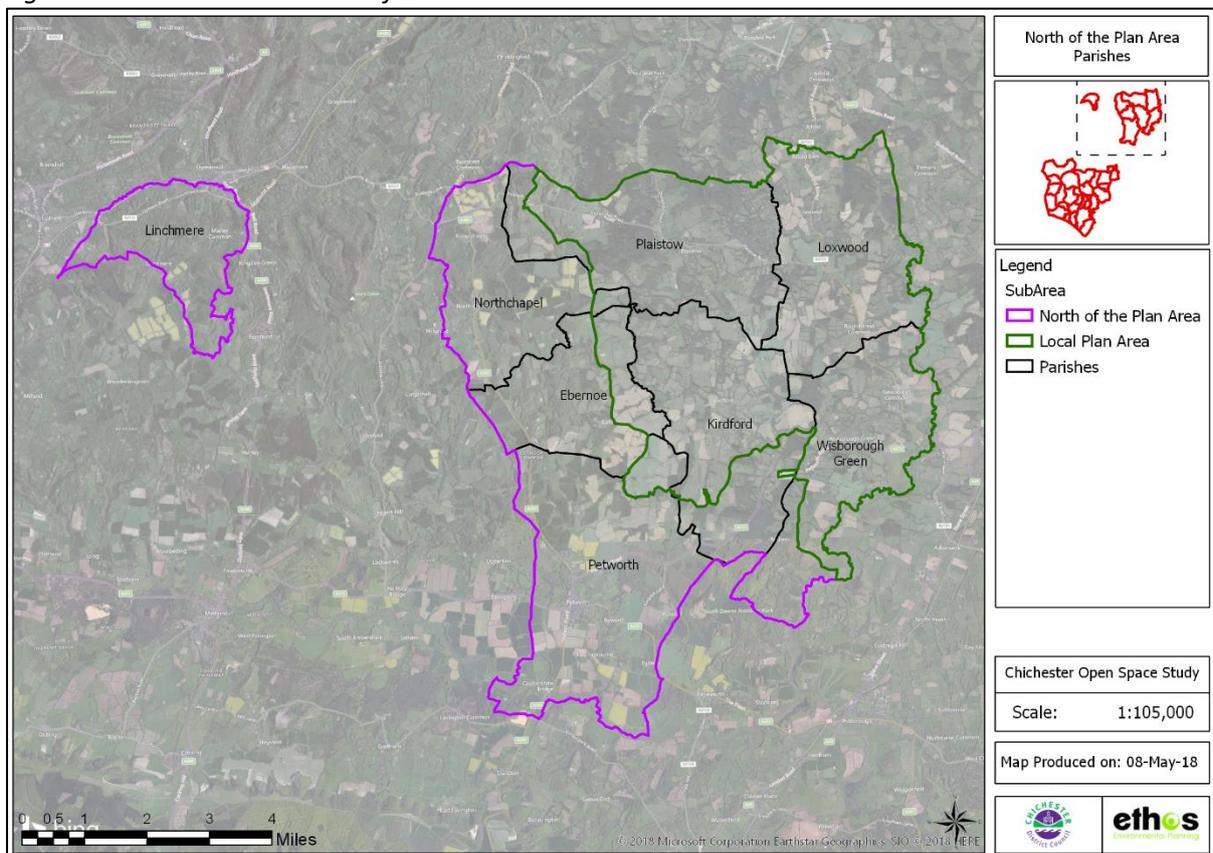
## 4.0 NORTH OF THE PLAN AREA SUB AREA

### 4.1 Geographical area and population

The North of the Plan Area sub area comprises the Parishes of Ebernoe, Kirdford, Linchmere, Loxwood, Northchapel, Petworth and Wisborough Green as shown in figure 21. The population of this area is 12,284 (Census 2011).

As can be seen from the figure below, 7 of these parishes fall partly outside of the Local Plan Area i.e. they cross boundary with the National Park, however, the sub area analysis includes each parish as a whole.

Figure 21 North of the Plan Area sub area



The current Local Plan provides a summary of this area as follows:

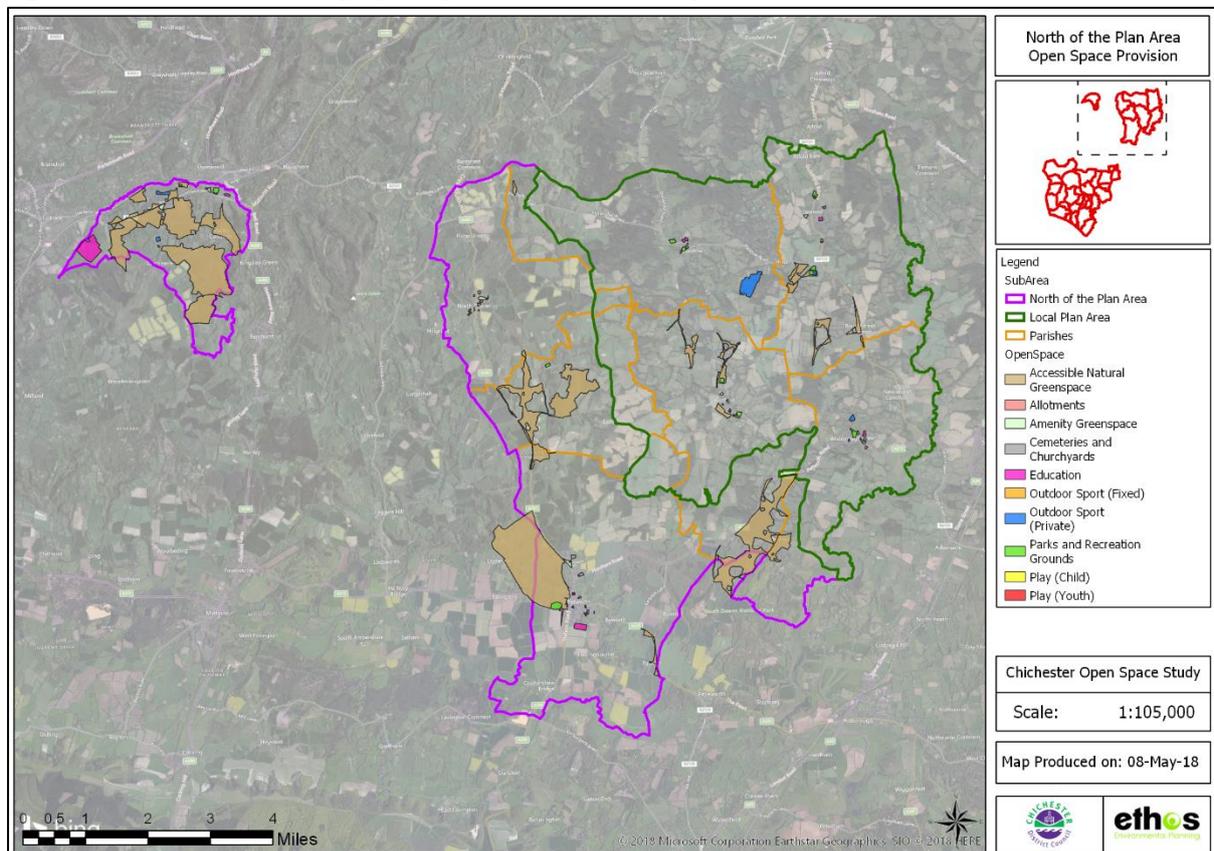
This part of the Plan area is predominantly rural with few sizeable settlements, characterised by undulating landscape with a high proportion of woodland, typical of the Low Weald. Conserving the rural character of the area, with its high quality landscape and environment is a key objective. However, there is an identified need to accommodate some small scale development to address local housing and employment needs, and support local village facilities.

Accessibility to services and facilities is a particular issue for this area, with local residents having to travel significant distances for many facilities. The larger villages provide a range of local facilities and play an important role in providing services to their local communities. However, for higher order facilities such as employment, shopping, secondary schools and leisure facilities, the area mainly depends on larger settlements outside the District, principally Billingshurst and Haslemere, and further afield Guildford, Horsham and Crawley. Public transport serving the area is also very limited, particularly since recent cuts in local bus services.

## 4.2 Existing provision of open space

Figure 22 shows the existing open spaces that have been mapped within the North of the Plan Area sub area. The map is intended to be indicative – maps by Parish (appendix 1) and a GIS database has been provided to the Council.

Figure 22 Overview of open space in the North of the Plan Area sub area



## 4.3 Analysis of existing quantity of open space

Table 7 shows the provision and supply of open space within the North of the Plan Area sub area, using the Chichester Local Plan area quantity standards summarised in table 1 (this is the same as the required provision (ha/1000) in table 9 below) to assess supply. Figures are provided in hectares and hectares per 1000 population.

The figures for 'Park and Recreation Grounds (Combined)' include a combination of the following typologies:

- Park and Recreation Ground; and
- Outdoor Sport (Fixed).

Existing quantity figures are also provided for a number typologies where there are no quantity standards for existing provision, these typologies are:

- Accessible Natural Green Space (as analysed using the ANGSt standard);
- Education;
- Churchyards and Cemeteries; and
- Outdoor Sport (Private).

Table 9 Existing provision and supply of open space in the North of the Plan Area sub area

Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Required Provision (ha)	Required Provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Overall supply
Allotments	2.80	0.23	3.69	0.3	-0.89	-0.07	UNDER SUPPLY
Amenity Green Space	8.83	0.72	7.37	0.6	1.46	0.12	SUFFICIENT SUPPLY
Parks and Recreation Grounds (Combined)	18.38	1.50	14.74	1.2	3.64	0.30	SUFFICIENT SUPPLY
Park and Recreation Grounds	18.32	1.49	N/A	N/A	N/A	N/A	N/A
Outdoor Sport (Fixed)	0.06	0.00	N/A	N/A	N/A	N/A	N/A
Play (Child)	0.55	0.04	0.61	0.05	-0.06	-0.01	UNDER SUPPLY
Play (Youth)	0.06	0.00	0.61	0.05	-0.55	-0.05	UNDER SUPPLY
Accessible natural green space	1258.27	102.43	N/A	N/A	N/A	N/A	N/A
Education	33.89	2.76	N/A	N/A	N/A	N/A	N/A
Churchyards and Cemeteries	6.53	0.53	N/A	N/A	N/A	N/A	N/A
Outdoor Sport (Private)	6.19	0.50	N/A	N/A	N/A	N/A	N/A

As can be seen from the table above, within the sub area, there is an overall under supply of allotments, children’s play space and youth play space. There is sufficient supply of amenity green space and parks and recreation grounds against the standards. The total shortfall of open space is 1.5 ha.

#### 4.4 Analysis of existing access to open space

This section provides maps showing access to different types of open space across the North of the Plan Area sub area using the Chichester Local Plan area access standards summarised in table 2.

Figure 23 Access to allotments (600m buffer)

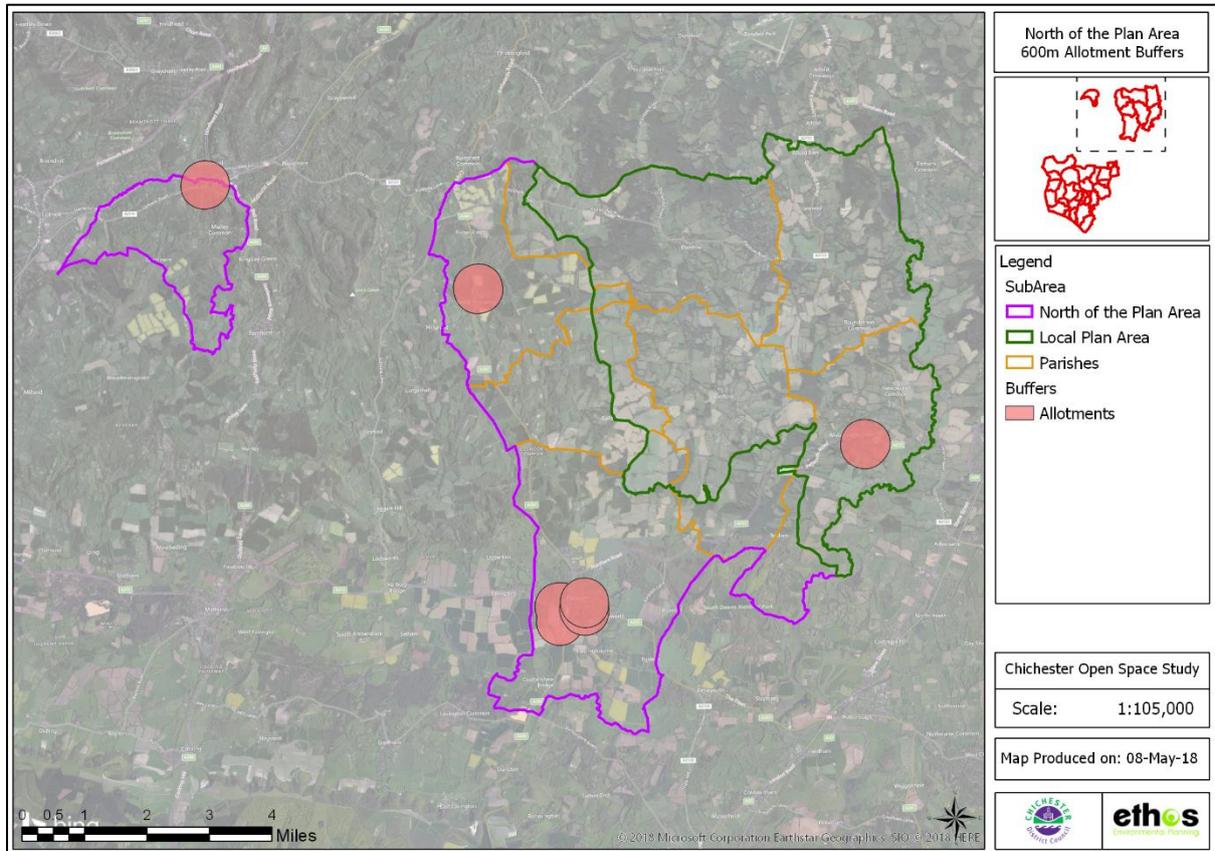


Figure 24 Access to amenity green space (600m buffer)

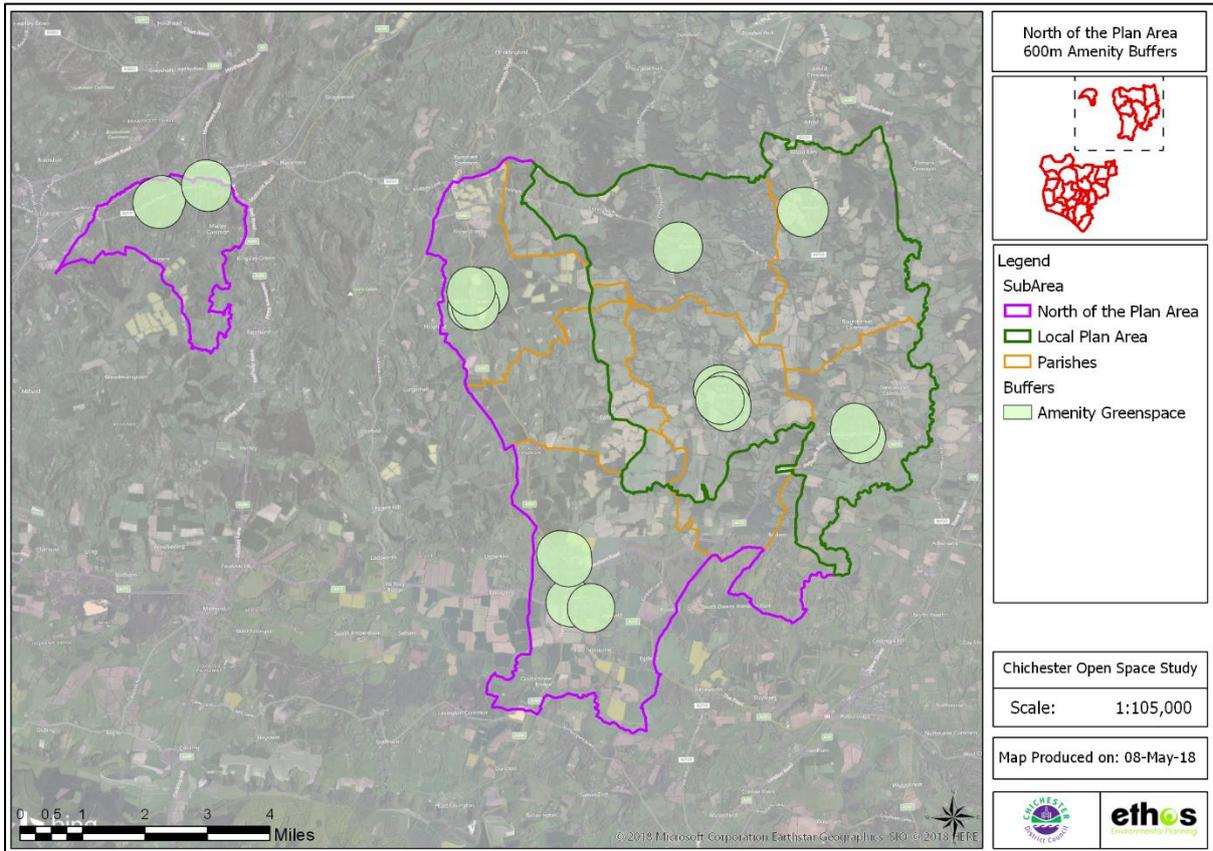


Figure 25 Access to parks and recreation grounds (600m buffer)

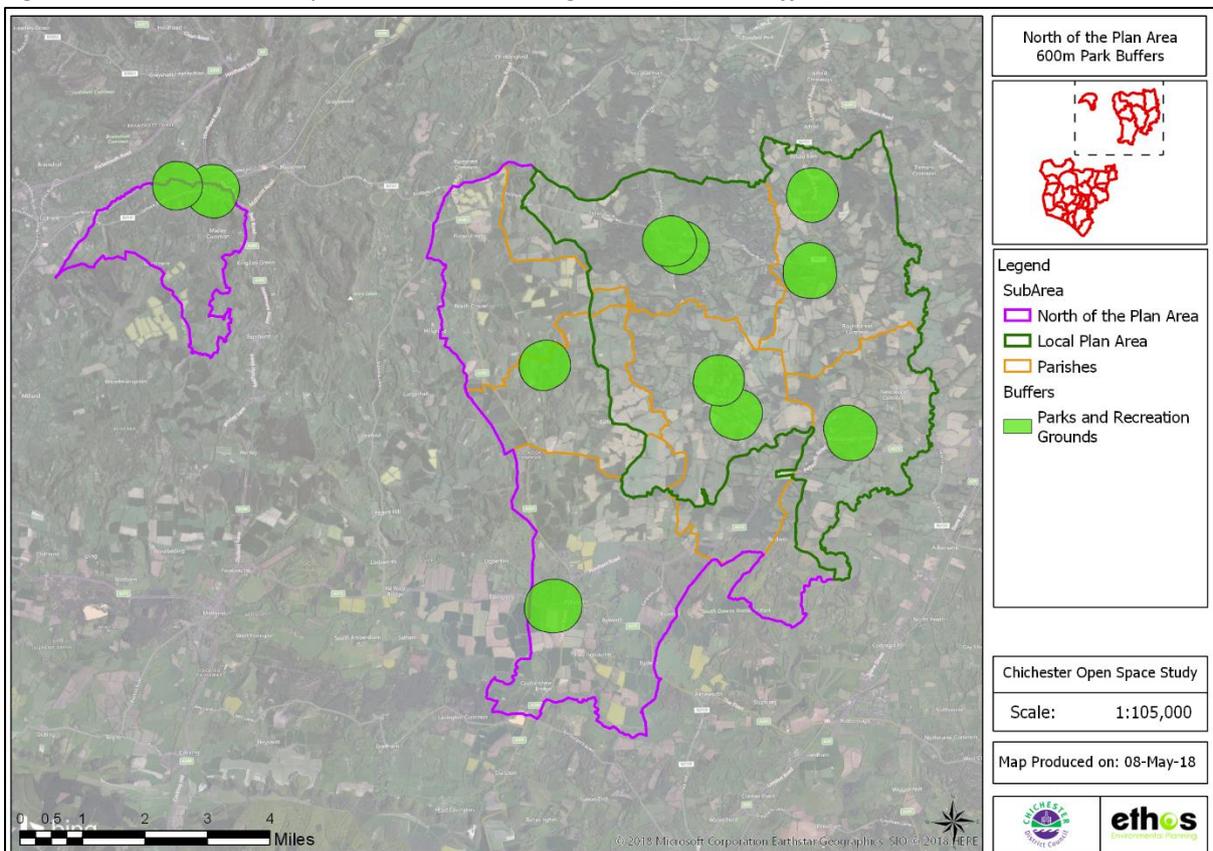


Figure 26 Access to children's play space (10 minutes walk time)

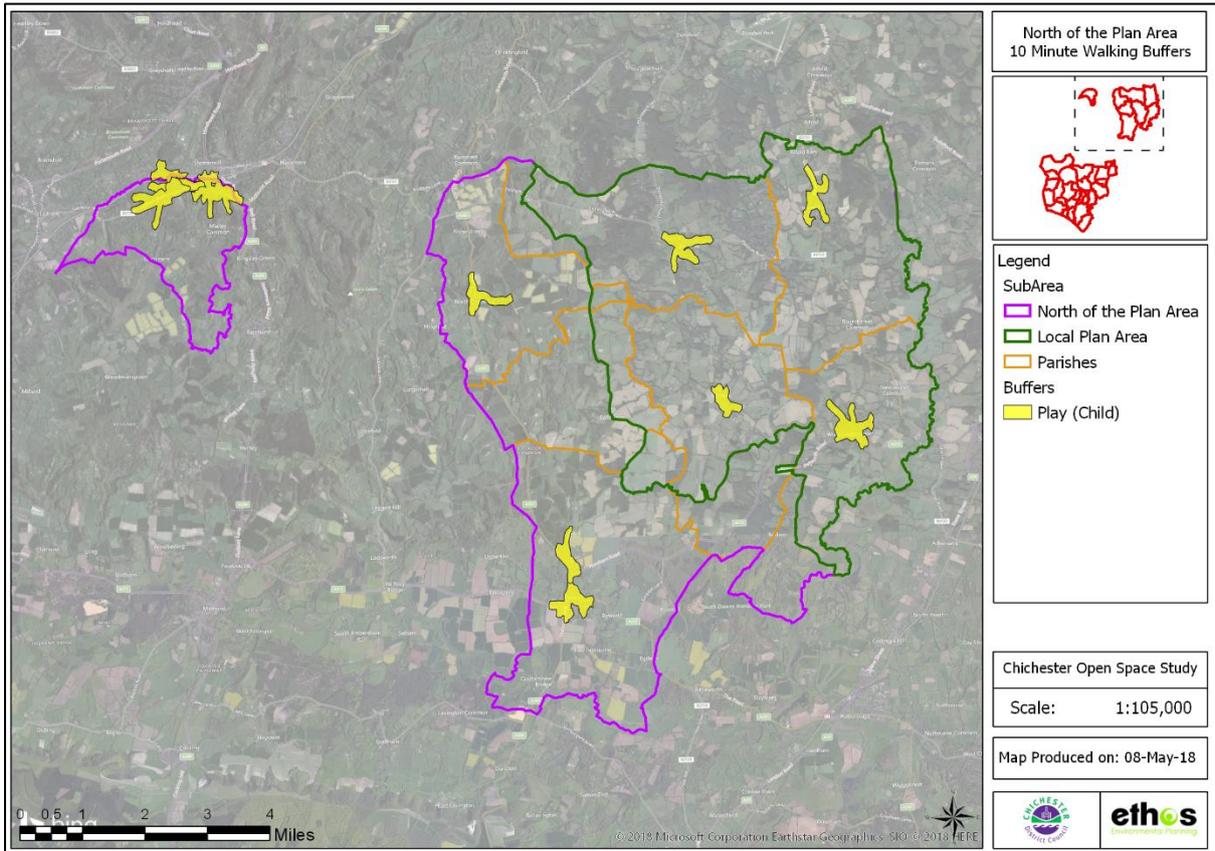


Figure 27 Access to youth play space (15 minutes walk time)

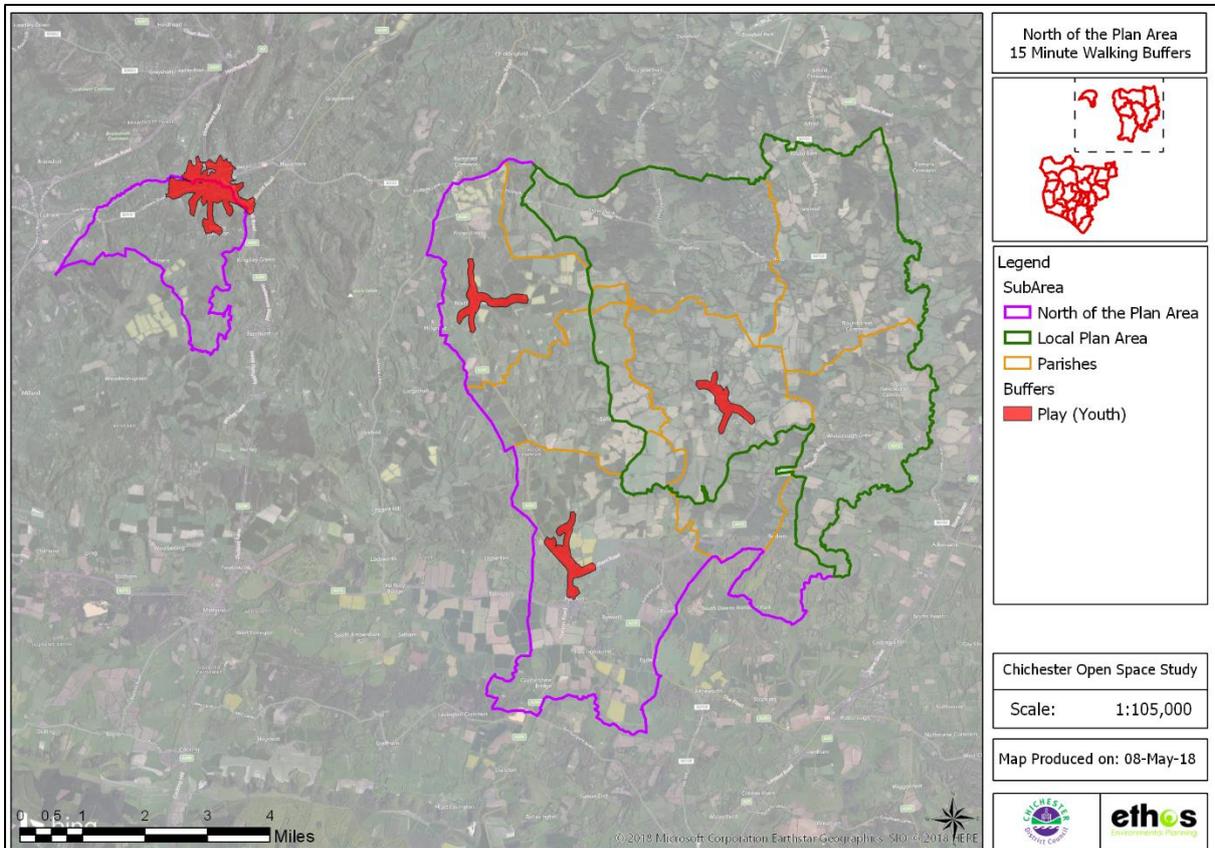


Figure 28 Access to accessible natural green space (20ha+ sites with 2km buffer)

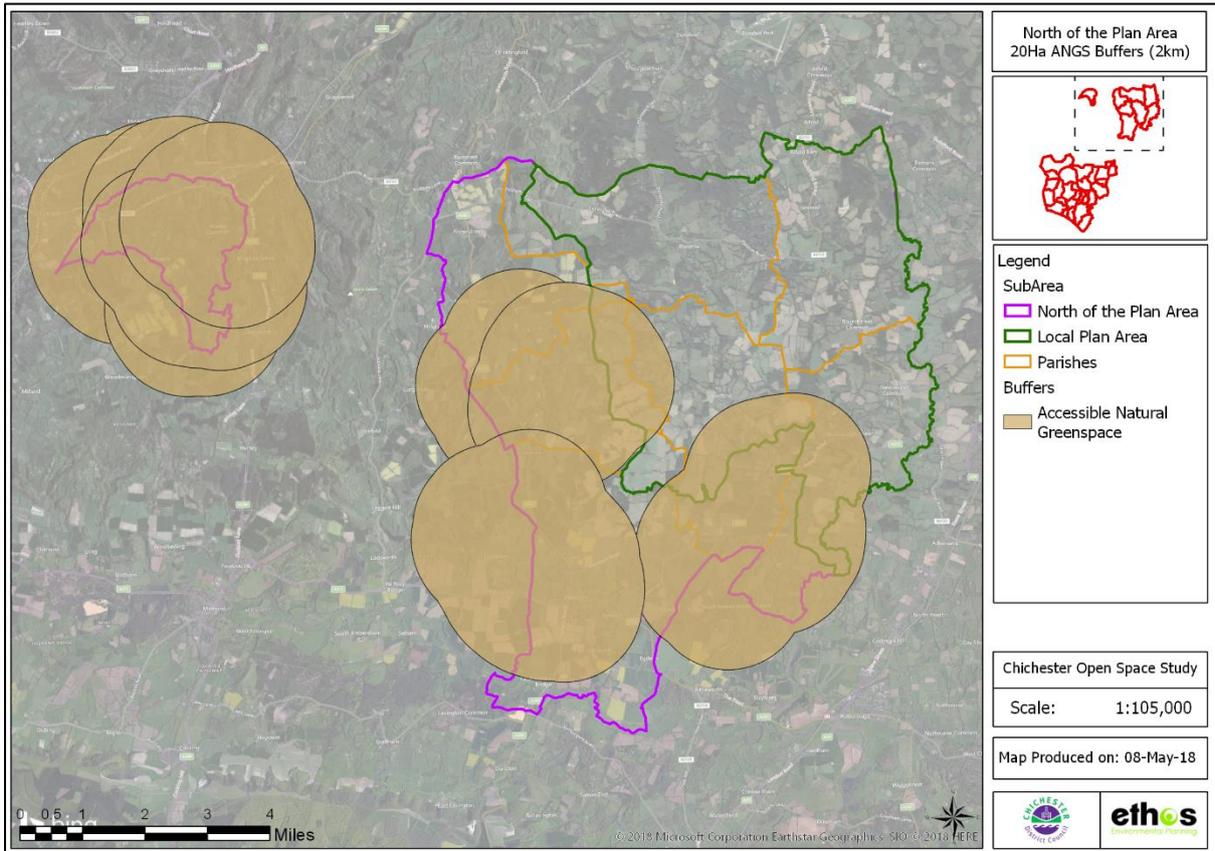


Figure 29 Access to accessible natural green space (100ha+ sites with 5km buffer)

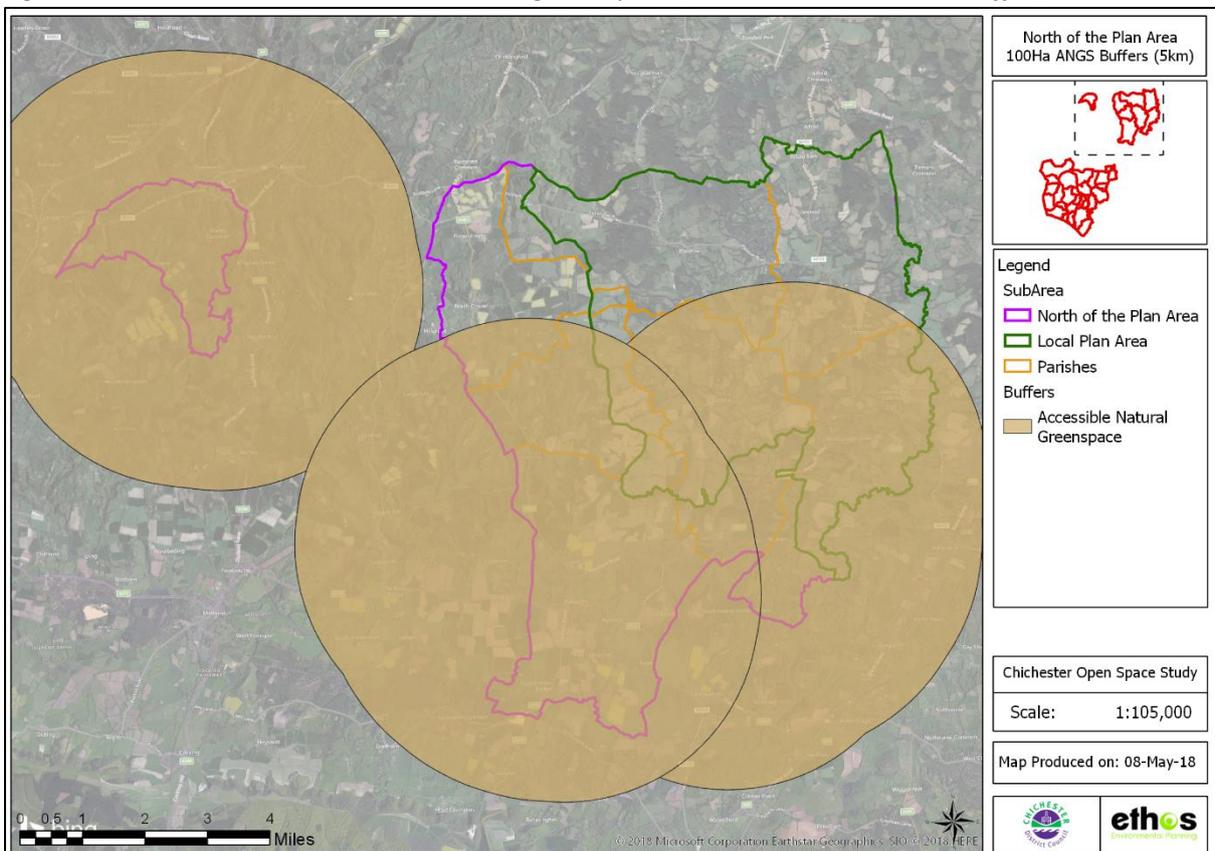


Table 10 Summary of existing open space access issues for the North of the Plan Area sub area

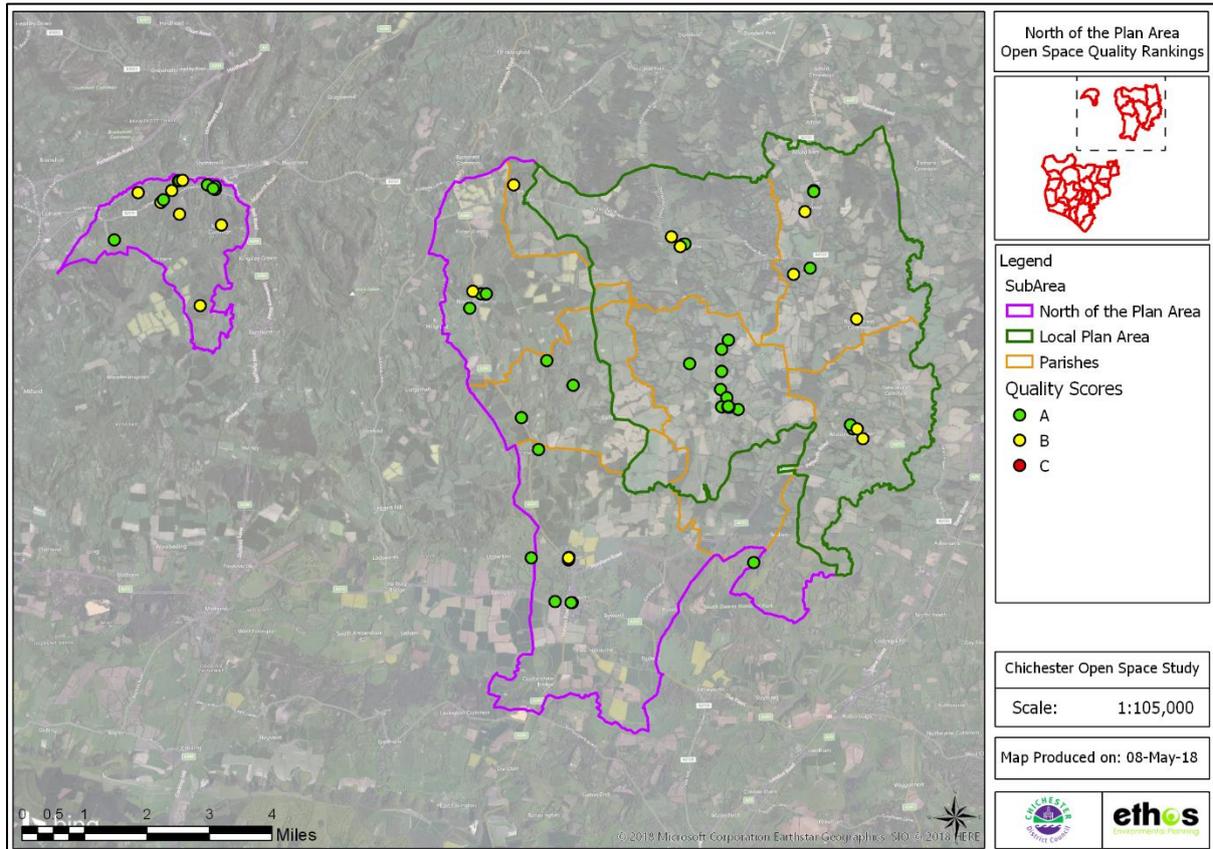
Typology	Current Access
Allotments	Access is sporadic with large gaps in access across the majority of the sub area. The main gaps in access are in Loxwood, Plaistow and Kirdford.
Amenity Green Space	Generally good access across the key populated areas.
Parks and Recreation Grounds	Generally good access across the key populated areas, with the exception of Northchapel (however there is a large amenity green space present).
Children's play space	Generally good access across the key populated areas.
Youth Play space	Access is sporadic, with large gaps across the majority of the sub area.
Accessible Natural Green Space	Generally good access to 20ha and 100ha sites across the southern part of the sub area, with gaps in the north.  It is also noted that the public right of way network provides an important element of access to open space and the countryside.

#### 4.5 Open Space Quality Assessment

The following map provides a summary of the quality audit results for the North of the Plan Area sub area.

As can be seen, the majority of open spaces assessed are good quality (with a score of A). No sites were assessed as being poor quality (with a score of C), however 18 were assessed as being average quality (with a score of B).

Figure 30 Summary of quality audit results



#### 4.6 Future need for open space

The total potential additional housing land requirement in the North of the Plan Area sub area (the part within the Local Plan area only) is for 540 dwellings (this includes a 5% buffer added to all sources of supply including permissions and completions). Of these 540 dwellings, 185 have already had their impact addressed through CIL and S106 agreements. The impact from the remaining 355 dwellings has yet to be addressed through CIL and S106 agreements and therefore needs to be taken into account when assessing future demand. At an estimated occupancy rate of 2.13 people per dwelling, the demand will emanate from 756 people.

The table below shows the requirements for open space provision from this predicted population growth within the North of the Plan Area sub area (within the Local Plan area).

Table 11 Open space requirements from new development within the North of the Plan Area sub area (up to 2036)

Typology	Standard for new provision (Ha/1000)	Requirement for 756 people (Ha)
Allotments	0.30	0.23
Amenity Green Space/Natural Green Space	1.0	0.76
Park and Recreation Ground (Combined)	1.2	0.91
Play Space (Children)	0.05	0.04
Play Space (Youth)	0.05	0.04
<b>Total</b>	<b>2.6</b>	<b>1.98</b>

## 4.7 Summary of priorities for the area

This section brings together the analysis of the existing quality, access and quantity of open space and considers future requirements for open space from population growth, and considers the following priorities:

- Existing provision to be enhanced;
- Opportunities for re-location/re-designation of open space;
- Identification of areas for new provision; and
- Facilities that may be surplus to requirement.

### 4.7.1 Existing provision to be enhanced

Section 4.5 provides a summary of the existing quality ranks drawn from the quality audit (figure 20).

The audit has identified 18 sites which are ranked B (average quality). No sites were assessed as being poor quality. It is expected that when allocated sites are brought forward, consideration would be given to the potential to improve these sites.

Those sites that have been ranked as B (average quality) are as follows:

- Village Green (Wisborough Green);
- Newpound Lane (Wisborough Green);
- Plaistow Football Ground (Plaistow);
- Hammerhill Playing Field (Linchmere);
- Roundstreet Common (Loxwood);
- Gillham's Wood (Linchmere);
- The Ridge (Linchmere);
- Hall Hurst Close (Loxwood);
- Natural Green Space (Plaistow);

- Natural Green Space (Loxwood);
- Oakreeds Wood (Linchmere);
- Marley Common (Linchmere);
- Hammer Natural Green Space (Linchmere);
- Valentine's Lea (Northchapel);
- The Street amenity green space (Plaistow);
- Linchmere Road Woodland (Linchmere);
- Walk Copse (Plaistow); and
- Hampers Green Basketball/Half MUGA (Petworth).

#### **4.7.2 Opportunities for re-location/re-designation of open space**

Opportunities to relocate or re-designate open spaces draws on both the quantity and access analysis. In the case of the North of the Plan sub area, parks and recreation grounds and amenity green space may have potential to accommodate those typologies where there are shortfalls in provision i.e. allotments/food growing areas and children's and youth play space.

Natural Green Space may provide potential for reducing shortfalls in low impact uses such as allotments/community food growing areas and natural children's play space if appropriate.

#### **4.7.3 Identification of areas for new provision**

The assessment has identified that there is an existing quantitative shortfall in the provision of allotments, children's play space and youth play space. Therefore, the need to protect existing facilities and maximise opportunities for securing new open space of these typologies is key.

Although there is sufficient supply of amenity green space and parks and recreation grounds, these typologies would be required on site as part of new development where there would otherwise be gaps in access or where the size of the development would result in a quantitative shortfall<sup>3</sup>.

#### **4.7.4 Facilities that may be surplus to requirement**

Due to the existing quantitative shortfall in the provision of allotments, children's play space and youth play space, it is recommended that there are no open space facilities that are surplus to requirement, as existing parks and recreation grounds and amenity green space should first be re-designated/re-designed to accommodate/provide these facilities that are in shortfall. Any loss of parks and recreation grounds would also create gaps in access.

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<sup>3</sup> However, there may be instances where it is most appropriate to improve the quality/capacity of existing open space where there is good access.

Once any shortfalls in allotments, children's and youth play space have been met, there may be opportunity to consider small amenity green spaces for alternative open space use where access is overlapping i.e. in Kirdford or Northchapel, but opportunities are likely to be limited.