

Appendix E: Assets of Community Value

The Plan proposes that the following buildings and community areas are assessed by the local planning authority for designation as Assets of Community Value as a result of their acknowledged importance to the life and enjoyment of the community:

- St. Margaret's Church
- St. Margaret's church Hall
- St. Margaret's Vestry Hall (also known as "The Old Library")
- Baptist Church – Station Road
- Village Hall
- Community Centre
- Russet children's playground
- Discovery children's playground
- Pippin children's playground
- Braeburn children's playground
- Blenheim children's playground
- The children's play area on Fletchers Field
- Exercise Equipment on Mayflower Park
- Skate Bowl on Mayflower Park
- St. Margaret's School (Primary education)
- St. Wilfred's School (Primary education)
- The Angmering School (senior education)
- ASRA Pavilion
- Scout hut
- Worthing Rugby Club building
- The Lamb at Angmering
- The Spotted Cow public house
- The Angmering Club
- Angmering Library
- The Post Office
- War Memorial

The Neighbourhood Plan designates the following locations listed in the Arun Green Infrastructure Plan- 2012 (Appendix 1: Green Infrastructure Assets in Arun) as Local Green Spaces:

- Palmer Road Recreation Ground
- Worthing Rugby Club
- Mayflower Park
- Honey Lane allotments
- The Village Square
- St Nicholas Gardens
- Fletchers Field
- Decoy Pond and Woods

In addition:

Ham Manor Golf Club
St Margaret's Churchyard
Cow lane and Ecclesden Lane By-ways
Footpaths and Bridle-ways throughout **the Plan** area

All the above locations meet the Definitions of Green Infrastructure listed in Appendix 3 of the Arun Green Infrastructure Plan - 2012

Proposals for any development on this land will be resisted.

(Conformity Reference: Arun Local Plan 2003 Policy AREA5, Arun Submission Local Plan Policy DM22 and NPPF para's 76 & 77)

Proposals that will enhance the viability and/or community value of the assets will be supported. Otherwise, proposals that result in either the loss of the asset or significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable. *(Conformity reference: NPPF para 70)*

This policy proposes land and buildings of an existing social purpose and value are considered by the local planning authority for designation as Assets of Community Value under the Community Right to Bid provisions of the Localism Act 2011. The policy does not, in itself, propose their designation as this is not within the scope of **the Plan**

The Parish Council is a qualifying body entitled to make such a proposal to the District Council and it is using **the Plan** as a timely and appropriate means of consulting local people on the proposals. The assets listed in the policy are all considered to meet the definition of the Act, i.e. that:

"a community asset is a local building or piece of land which the community considers to be of particular value to the local community. Each community is free to decide for itself what it values."

All the assets selected are considered to be buildings uses and open community areas of some considerable longstanding in the local community and with which local people have a strong affinity and rely on.

Irrespective of the future designation decision, the policy supports proposals that will continue the viable use of each asset but requires that proposals that will result in its loss to clearly demonstrate that all reasonable steps have been taken to retain its present use and its community value as a viable concern.

In addition, the inclusion of these sites on the local planning authority's register of Assets of Community Value will provide the Parish Council or other community organisations within the parish with an opportunity to bid to acquire on behalf of the local community, the asset, once placed on sale on the open market.

Description of the Open/Green Spaces within the Parish of Angmering

Open space is defined in the Town and Country Planning Act 1990 as land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground. However, open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes, and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.

Open/green spaces provide recreational areas for residents and help to enhance the beauty and environmental quality of neighbourhoods. They also:-

- Help to support regeneration and improving quality of life for communities by providing visually attractive green spaces close to where people live;
- Promote health and well-being: providing opportunities to people of all ages for informal recreation, or to walk, cycle, or ride within parks and open spaces or along paths, bridleways, and canal banks.
- Allotments may provide physical exercise and other health benefits;
- Havens and habitats for flora and fauna: sites may also have potential to be corridors or stepping stones from one habitat to another and may contribute towards achieving objectives set out in local biodiversity action plans;
- as a community resource, as a place for congregating and for holding community events, religious festivals, fetes and travelling fairs; and
- as a visual amenity: even without public access, people enjoy having open space near to them to provide an outlook, variety in the urban/rural scene, or as a positive element in the landscape.

The following areas are supported by the above and are therefore of special importance to the community of Angmering and need special protection.

All the listed areas are in close proximity to the communities they serve. They offer, beauty, recreation, tranquillity, in some cases a view of the South Downs National Park and add to the street scene of the various areas thereby preventing a feeling of overbearing development leading to a poorer quality of life. These areas are also important for the richness of wildlife they encourage.

1) Area to the South of Angmering between Greenwood Drive, Angmering School and the A259

- Mayflower Park – This is one of the large areas of open space within Angmering. It is bounded by a wildlife habitat of trees and hedges. It also contains the sustainable urban drainage system that acts as a lake when extreme rainfall occurs; there is also a reed bed within this system again attracting wildlife. Recreationally, there is a skate bowl obtained by the community from a lottery grant. For the not so ambitious resident eight outdoor exercise machines (again obtained through a grant from Arun District Council) have been installed along one of the pathways. Investigations are ongoing to include a BMX track close to the skate bowl. This park is ideal for use as a major events arena. For those that just want to relax picnic tables have been installed which have board games such as snakes and ladders, chess, and draughts, imprinted on the table top. To the north of this park is an enclosed children's play area with swings and climbing frames.

- Mayflower Way – A much smaller area close to Mayflower Park which is currently used as a kick-about area. There have been discussions to build tennis courts with a small pavilion on this site. Again this area is bounded by wildlife habitat.
- Woodlands – This is a large area south of Angmering School which is accessible from Station Road. It is land leased to Rustington who then leased it to sports organisations within the area.
- Angmering School – This is a large school with open spaces to the east, west, and south of the school buildings. These spaces are used for mainly school sports and recreational purposes. From time to time, this area has been used for other community events.

2) Area to the West of Station Road

- North Drive – Prior to the building of Station Road, North Drive was one of the ancient routes into the village. With the building of Station Road, a strip of land was retained acting as a buffer between the two roads. This land contains a residential building and many mature trees and is a wildlife habitat.
- Golf Clubs & Decoy – Further to the west are two golf courses. The 18 hole private golf club of Ham Manor and the public Rustington golf club. Both these courses are situated alongside the “Black Ditch” running off the South Downs, through the village centre, towards the River Arun, needless to say flooding does occur. The Black Ditch forks at the Ham Manor course with one tributary running west of the village towards a system of balancing ponds known as “Decoy.” (birthplace of “Pooh” in A.A.Milnes novel – Pooh originally being a swan) The whole of this area is rich in wildlife. Footpaths cross this area from the A259 in the south towards the A27 in the north, affording residents very pleasant walks.

3) Area to the East of Roundstone Lane

- The Rugby Club – Another large area of open space which is used by the Worthing Rugby Club. loss of this would mean the end to a facility currently enjoyed by residents and visitors and is a source of employment for the Parish. The club also holds many entertainment events within its premises, again enjoyed by residents and visitors. The area is bounded on all sides by wildlife habitat and acts as a buffer between the built up area or Angmering and the A280 Angmering by-pass.
- Cow Lane and Ecclesden Lane – Both these lanes are ancient by-ways. Cow Lane being the ancient main route from the coast to the South Downs with Ecclesden Lane running off the remains of Cow Lane towards Highdown Hill, a hill fort high spot on the Downs affording a panorama of beautiful views over the South Downs and out towards the English Channel. On exceptionally good visibility days Brighton in the East and Selsey in the West can be seen. Both these Lanes are historically and ecologically important to the Parish and visitors, in that they provide access to the South Downs National Park and are popular with walkers and bird watchers and give a home to a wide range of flora and fauna.
- Land between the Rugby Club and the Conservation Area to the north – These are green open spaces without public access, but act as a public amenity buffer between the built up area and the A280 Angmering by-pass providing a visual landscape of the South Downs and the open areas beyond. These areas are rich in flora and fauna and abut Cow Lane. This land runs down from northwest to southeast and is in a medium to high groundwater emergence zone that is prone to saturation.

4) Area known as “The Bramley Green Estate”

This is the newest estate within the Parish, having been built 10+ years ago, to accommodate 600-700 families. Within the design, open green spaces, some with children’s play areas, were included at the following sites:-

- Ashmore Avenue – medium size with an enclosed children’s play area and a covered shelter
 - Foxwood Avenue/Grooms Close – a large area including an enclosed play area divided for two age ranges. Trees and shrubs have been planted in clumps to attract wildlife and to provide an idyllic vista for those residents using the area to relax in. A garden area, built by the children through Blue Peter and Angmering in Bloom. The much used Community Centre is also situated on this area.
 - Beech Way -
 - Kinlside Way -
 - Lucksfield -
- These three areas are small affording a pleasant area to relax with a children’s play area
- Highdown Close – medium size open green space.
 - Roman Way – Between the houses and the road is an area running the entire length of the road, with various trees and shrubs.

5) Areas alongside Arundel Road

Arundel Road is one of the main routes through the village with residential estates built prior to the concept of open spaces, however, some of the estates were built with open planning in mind to prevent unnecessary erection of fences, walls, high hedges etc. The following green spaces afford large areas for residents, especially school children to enjoy and for visitors to trace their ancestors who once lived in Angmering.

- St Margaret’s Church
- St Margaret’s Cemetery
- St Wilfrid’s Cemetery
- St Wilfrid’s School
- St Margaret’s School
- Fletcher’s Field – This is an area of land bequeathed to the village beside St Margaret’s Church and is used each year for the Village Market and Christmas Nativity Play. There is a small child’s play area and seating.
- Palmer’s Road Recreational Ground – This is another large open space used by residents for football, cricket through various sporting organisations. There is a pavilion and a child’s play area. Annual events include a circus, Summer Fayre, and sporting competitions.
- Land between St Margaret’s School and Lansdowne Way – this is open land, with trees and shrubs that acts as a buffer between the dwellings and Arundel Road.

6) Village Centre, Conservation Area & other areas to the North

- Village Square (inc junction High Street/The Square) – This area was formally the village pond with the Black Ditch running through it. As this now runs through a culvert, the area was grassed over with Lime Trees planted. This area holds the village memorial where a service is held annually on Remembrance Day; this is also a pleasant area to sit to admire the beauty that is Angmering Village centre and some of its many listed buildings. At the bottom of the

High Street is a small triangle of land, beautifully planted which holds the village direction sign post.

- Water Lane Garden – When approaching into the village along Water Lane there is an area to the right which is being maintained as a wild flora habitat and is in memory of a resident “Bert Clear” who throughout his life enjoyed many hours maintaining this garden. Remnants of former cottages on the site can still be seen. Today Angmering in Bloom Association care for the site. Residents can also sit to admire the view.
- Allotments (inc Lloyd Goring Close) - This is a well maintained and used area between the “Bramley Green Estate” and The High Street. There are also three allotments tucked away between some houses in Lloyd Goring Close, this site is only accessible along a narrow path.
- Weaver’s Ring/High Street – This is an area of flora which acts as a buffer between the Weaver’s Ring dwellings and the Conservation Area. It adds to the rural distinctiveness of the Conservation Area.
- Water Lane/Cumberland Road – Like North Drive, this is a tree lined strip of land which separates the newer residences of Cumberland Road from the residences of Water Lane.
- St Nicholas’ Garden – This site was formally the Church of St Nicholas. It is a peaceful, garden with seating where requests for memorial trees to be planted are made. Small concerts have been held here. This site is currently undergoing an archaeological exploration to determine and map the location of the ruins of the church and graves.

7) Small areas of Open Space

The estates built prior to the 1970’s in the northern part of the built up area, were designed in such a way that no resident felt on top of one another and encouraged residents to maintain their frontage to enhance the beauty of the open space. Some of the roads were afforded small tracts of land that did not belong to anyone in particular, yet are maintained as open green spaces with trees and shrubs, attractive to all types of wildlife, the larger of which are:

- Greenacres Ring – the southern part of the Ring has two very pleasantly maintained areas. The northern part also has two, one of which has been planted and is maintained by the residents close by and the other planted by residents with a clump of evergreen trees, where a pair of Mallard ducks annually make their home, it also affords a kickabout area for the very young residents.
- Merryfield Close – at the junction with Dappers Lane are two small areas planted with trees and shrubs.
- Lloyd Goring Close – an open space bounded by the dwellings of Lloyd Goring Close.
- Olders Way – two tracts of land planted with trees and shrubs, running from Olders Way to Fletcher Way.