

Lewes District
Informal Recreational Space Study

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Transport and Environment Department
East Sussex County Council

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Abbreviations

ANGSt	Accessible Natural Greenspace Standard
AONB	Area of Outstanding Natural Beauty
ASA	Archaeologically Sensitive Area
DC	District Council
EN	English Nature
ESCC	East Sussex County Council
LNR	Local Nature Reserve
NP&P	Newhaven Port and Property
NSN	Newhaven Strategic Network
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
SAM	Scheduled Ancient Monument
SNCI	Site of Nature Conservation Importance
SSSI	Site of Special Scientific Interest
WT	Woodland Trust

1. Executive Summary

- This study reviews and assesses the current provision of informal recreation space in Lewes District, its current qualitative, character and quantitative provision and the location of any deficits.
- Lewes District is very diverse in terms of the character of its landscape, its settlements and the people that live here.
- This study establishes that people need outdoor informal recreational space.
- The spaces serve many different types of people, to fulfil a wide range of complex, subtle but vital needs.
- People need the choice of a variety of spaces, it meet their needs at different times of their day, and at different times of their life.
- The towns in the district are quite different in character, but the demand issues in them are similar.
- Demand issues in the parishes are quite consistent across the whole of the District
- The issue that was most often raised by the communities was the lack of adequate provision of space for children's and young people's informal play
- The second most important issue to people their appreciation of countryside, and their desire for easy access to it.
- The next most consistent demand was for more allotments.
- Quality and provision standards have been proposed
- A method has been proposed to determine developer contributions for informal recreational space.

2. Introduction

Purpose of the project

This study reviews and assesses the current provision of informal recreation space in Lewes District, its current qualitative and quantitative provision and the location of any deficits or over-provision

2.1 Background

Planning Policy Guidance Note 17 “Planning for Open Space, Sport and Recreation” (PPG 17) requires Councils to prepare pro-active strategies for the provision and enhancement of open spaces and sporting and recreational facilities, based on up-to-date and comprehensive audits of current provision and assessment of need.

This document has been written by the Landscape Group, East Sussex County Council to contribute to such a strategy for Lewes District Council. It is an audit of informal recreational open spaces and facilities within them, based upon the PPG 17 approach.

The work has been undertaken within the context of a Landscape Character Analysis of Lewes District, assessing both the Landscape Character of the parishes and Landscape Quality of their spaces. The supply is compared with the needs of the people of the District, and the provision analysed within a framework based upon the concept of multifunctional green networks for the District. The document therefore is a strategy for future planning policies.

2.2 The Planning Context - National Policies

Current Central Government policy on open spaces results from the Urban Green Spaces Taskforce’s work including the report *Green Spaces Better Places*, published in May 2002. This report set out the Government’s approach to making cleaner, safer, greener public spaces and said -

‘The quality of public spaces affects all of us wherever we live and work. Safe, well-maintained and attractive public spaces have a critical role in creating pride in the places where we live which, in turn, is essential to building community cohesion and successful communities. That is why the Government is committed to action to make public spaces cleaner, safer, greener places that enhance the quality of life in our neighbourhoods, towns and cities.’

2.2.1 Planning Policy Guidance 17 – Planning for Open Space, Sport and Recreation (PPG 17)

PPG 17 was updated as part of this process and sets out Government objectives for open space, sport and recreation. PPG 17 aims to deliver –

- *Networks of accessible, high quality open spaces and sport and recreation facilities, both in urban and rural areas, which meet the needs of residents and visitors, are fit for purpose and economically and environmentally sustainable*
- *An appropriate balance between new provision and the enhancement of existing provision*
- *Clarity and reasonable certainty for developers and land owners in relation to the requirements and expectations of local planning authorities in respect of open space and sport and recreation provision*

Furthermore, the Government holds the firm view that audits of existing provision and assessments of future need should be carried out.

In order to maintain consistency, PPG 17 sets out to categorise urban open space types common in the UK. Although most spaces tend to be multi functional, PPG 17 also defines a primary purpose for each type. Categories are as follows –

- parks and gardens
- natural and semi natural spaces including urban woodland
- green corridors
- outdoor sports facilities
- amenity greenspace
- provision for children and young people
- allotment, community gardens and urban farms
- cemeteries, churchyards and other burial grounds
- civic and market squares and other hard surfaces areas designed for pedestrians

PPG 17 tends to deal with predominantly urban areas. For the purposes of this piece of work, and due to the rural nature of Lewes District and the proportion of land that is open countryside, the above categories have been modified and, along with their primary purposes, are as follows –

- **Accessible countryside**
Areas of accessible open agriculture or woodland, cliff top and foreshore, including nature reserves and commons, with good public access through the rights of way system or open access or other legislation
- **Natural** and semi-natural urban greenspace
Spaces firmly in an urban or urban edge context with wildlife conservation, biodiversity and environmental education and awareness as primary functions
- **Parks** and gardens

Accessible well designed spaces in the centre of towns with opportunities for informal recreation and community events. High quality amenity horticulture should be a feature of such spaces

- **Amenity** greenspace
Often small scale areas close to home or work, but also larger general purpose open space offering opportunities for informal activities, e.g. kickabout, or enhancement of the appearance of residential or other areas.
- **Allotments** and community gardens
Sites providing opportunities for those who wish to grow their own produce as part of the long term promotion of sustainability, health and social inclusion
- **Civic** space
These usually hard surfaced areas provide a setting for buildings, markets and community events
- **Cemeteries** and churchyards
Open or closed burial grounds with spaces for quiet contemplation and remembrance, accessible to all, often with opportunities for the promotion of wildlife conservation and biodiversity
- **Greenways**
Green links between areas, free of motorised traffic, offering opportunities for walking, cycling, and horse riding for leisure or travel purposes, often with a wildlife corridor function

2.2.2 Other PPG/PPS

Planning Policy Guidance notes are being gradually succeeded by Planning Policy Statements (PPS) as the new planning legislation takes effect. Current guidance generally requires local authorities to take a strategic approach to open space provision and management.

In the section entitled Protection and Enhancement of the Environment, PPS 1 (Delivering Sustainable Development) states -

The Government is committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas. Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole. A high level of protection should be given to most valued townscapes and landscapes, wildlife habitats and natural resources. Those with national and international designations should receive the highest level of protection.

The condition of our surroundings has a direct impact on the quality of life and the conservation and improvement of the natural and built environment brings social and economic benefit for local communities. Planning should seek to maintain and improve

the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space.

It calls for Development Plan policies to -

take account of environmental issues such as:

– the protection of the wider countryside and the impact of development on landscape quality; the conservation and enhancement of wildlife species and habitats and the promotion of biodiversity; the need to improve the built and natural environment in and around urban areas and rural settlements, including the provision of good quality open space; the conservation of soil quality; and the preservation and enhancement of built and archaeological heritage;

PPS 1 emphasises the importance of good design, requires Planning Authorities to prepare robust policies on both design and access, and includes the statement -

Key objectives should include ensuring that developments:

– respond to their local context and create or reinforce local distinctiveness;
– create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;
– address the needs of all in society and are accessible, usable and easy to understand by them; and
– are visually attractive as a result of good architecture and appropriate landscaping.

PPS 1 furthermore requires Planning Authorities to involve the community fully in the planning process.

The recently published PPS9 (Biodiversity and Geological Conservation) recommends the approach Planning Authorities should take to designated areas for nature conservation. Of particular relevance to this study is the section on networks of natural habitats, which states the following –

Networks of natural habitats provide a valuable resource. They can link sites of biodiversity importance and provide stepping stones for the migration dispersal and genetic exchange of species in the wider environment. Local authorities should aim to maintain networks by avoiding or repairing the fragmentation and isolation of natural habitats through policies in plans. Such networks should be protected from development, and , where possible, strengthened by or integrated within it. This may be done as part of a wider strategy for the protection and extension of open space and access routes such as canals an rivers, including those within urban areas.

2.2.3 English Nature Accessible Natural Greenspace Guidance

Many local authorities have adopted English Nature's guidance on minimum standards of provision for accessible natural greenspace, published in 1996. These are as follows:

- *An accessible natural greenspace less than 300metres (in a straight line) from home;*
- *Statutory Local Nature Reserves provided at a minimum level of one hectare per 1000 population;*
- *At least one accessible 20 ha site within 2 kilometres of home; one accessible 100ha site within 5 kilometres of home; and one accessible 500 ha site within 10 kilometres of home.*

2.2.4 Landscape, Nature and Archaeological conservation designations

Many of the open spaces and much of the open countryside in Lewes District are covered by national and local designations and the policies which go with them.

These are as follows:

a) Landscape Designations

Much of the downland in the district is designated as the Sussex Downs Area of Outstanding Natural Beauty (AONB). The proposed South Downs National Park covers a similar area.

b) Nature Conservation Designations

A number of Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Importance (SNCI) and Local Nature Reserves (LNR) exist within and adjacent the Lewes District boundary.

c) Archaeological Designations

A number of Scheduled Ancient Monuments (SAM) and Archaeologically Sensitive Areas (ASA) exist within and adjacent to Lewes District boundary.

2.2.5 The Woodland Trust

The Woodland Trust in its publication 'Space for People – Targeting Action for Woodland Access' have proposed a woodland access standard based upon the similar research which underpins the English Nature recommendations.

They propose:

- *That no person should live more than 500m from at least one area of accessible woodland of not less than 2ha in size.*
- *That there should also be at least one are of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes.*

2.3 Planning Context - Local Policies

The Lewes District Local Plan, adopted March 2003, has as a general guiding principle

–

‘To conserve and enhance the special heritage of the natural and man-made environment of the Lewes District for enjoyment in the present and in the future, whilst providing for controlled development to meet the needs of the residents, the local economy and the wider economic, cultural and tourism roles of the District.’

A number of policies stated in the plan are of direct relevance to the protection of the open spaces within the District:

2.3.1 The protection of natural features and habitats generally is referred to in policy ST9, with badgers and their habitats specifically referred to in policy ST10.

2.3.2 The landscaping of development and the retention of natural features and trees is referred to in policy ST11 and ST12.

2.3.3 There is a general presumption against the granting of planning permission for new development in the countryside outside planning boundaries, with limited exceptions, described in policies RES6, RES7, RES10, RES18 etc.

2.3.4 Under policy RES19, provision of outdoor play space in line with policy RE1 will be required as part of any new residential development, again with limited exceptions, either as part of the development, or as a commuted sum for the local authority to allocate appropriately.

2.3.5 The aims of Chapter 7 of the Plan include safeguarding important countryside and coastal features from irreversible change, and the protection of agricultural land, and the need to achieve a balance between conservation and development within the district. Objectives include the maintenance of landscape character and the definition of planning boundaries.

2.3.6 Under policy CT1, the plan refers to the need to preserve the green gaps between settlements, whilst at paragraph 7.4, the importance of the open countryside around settlements to provide a landscape setting is emphasised. At CT2, policies protecting the AONB are described (See also above). Policy CT3 talks about the protection of countryside outside the AONB and the need to seek long term management. CT4 talks about the protection of agricultural land. CT6 and CT7 talk about the protection of coastal areas, and emphasise the importance of the undeveloped coast in the district.

- 2.3.7 Chapter 9 of the plan, Recreation and Community Services, is of direct relevance to this study in respect of urban open spaces. It aims to ensure an adequate supply of sports and recreational facilities throughout the district, by establishing and responding to demand in line with sustainable principles.
- 2.3.8 Policy RE1 sets standards for the provision of sport, recreation and play space as follows:
- 1.7ha per 1000 of population for outdoor sports, including pitches, courts and greens, and*
- 0.7ha per 1000 population for children's play, of which about 0.2 – 0.3ha will comprise equipped areas and 0.4 – 0.5ha will be of a more casual or informal nature*
- 2.3.9 Policy RE2 offers protection to existing open space against development.
- 2.3.10 in the countryside, planning permission will only be granted for recreational and leisure uses appropriate to the area (RE4), whilst development will not be permitted which adversely affects public rights of way (RE5).
- 2.3.11 Existing allotments are protected against development through policy RE9. At paragraph 9.31, the plan talks of the maximisation of school and other facilities to increase shared use, for example playing fields.

2.4 Consultation Report

2.4.1 Method

An important part of this study involved the seeking of public opinion on the quantity, quality and accessibility of informal open space in Lewes District. Two similar questionnaires were designed, aimed at gauging opinion through the medium of representative organisations. One was aimed specifically at town and parish councils, in which they were asked about all informal open space within their areas, whilst the other was aimed at other organisations with an interest in informal open space provision, and they were asked about informal open space generally within Lewes District. Both are at Appendix C. The latter questionnaire was also placed on the Lewes DC website and members of the public were invited to add their comments directly.

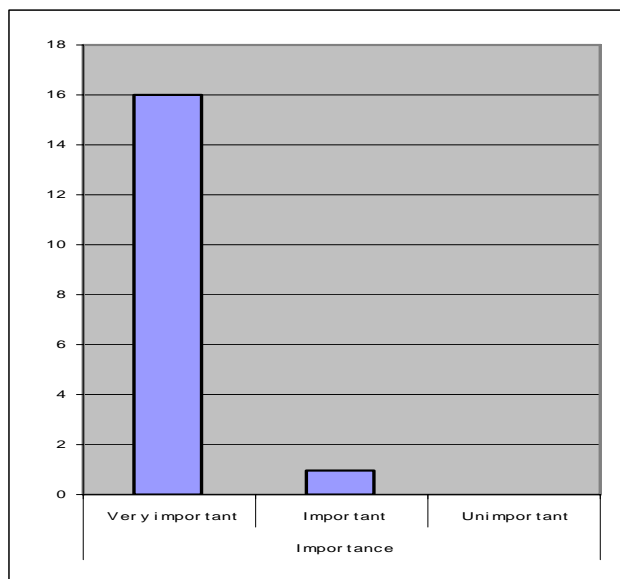
2.4.2 Results

Approximately 370 questionnaire were sent out, 18 replies were received from town and parish councils, 19 from other organisations and an additional 9 received from members of the public who had downloaded the form from the website.

Whilst the results have been used to inform the study generally and particularly the demand and quality sections below (sections 3.5, 3.6 and section 4), graphs indicating the responses to the various questions are shown here.

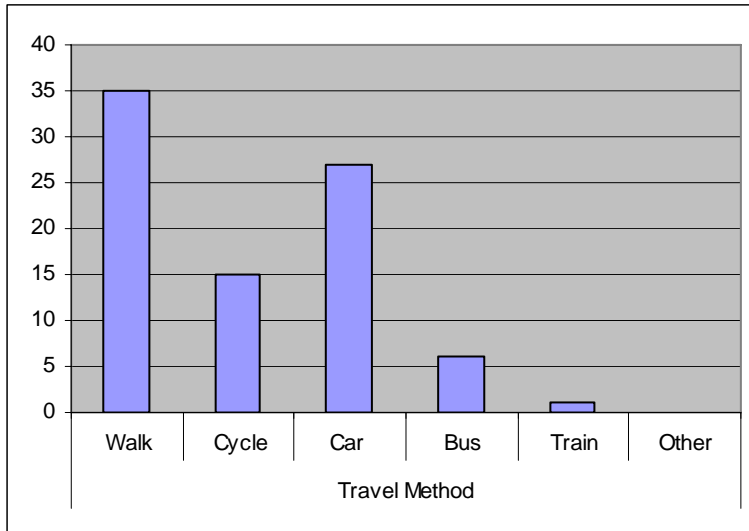
2.4.2. Importance

Town and Parish Council respondents were asked how important informal open spaces were to their communities with the following result:



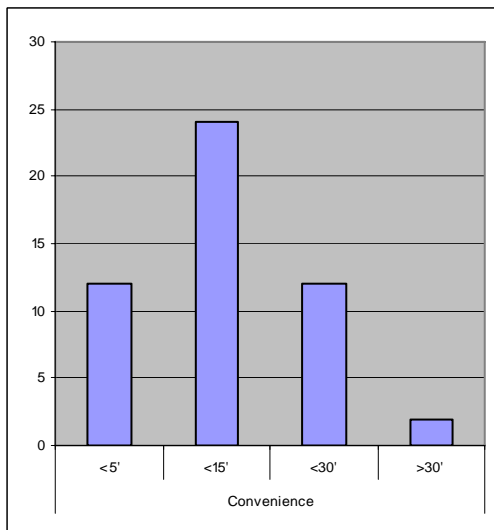
Travel methods

All respondents were asked what principle travel methods were used to access informal open space, with the following result:



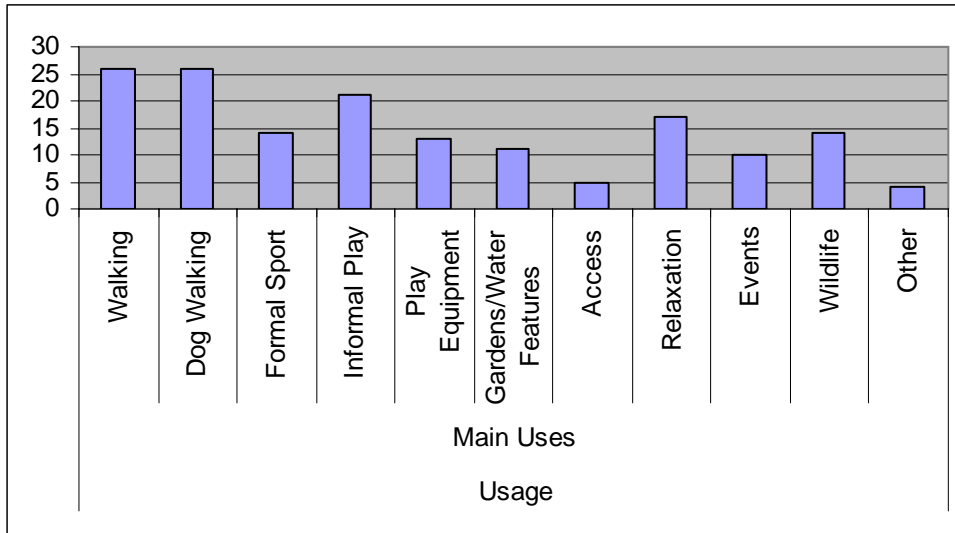
Convenience

All respondents were asked how convenient informal open spaces in Lewes District are and how long they felt that MOST users would have to travel to get to each informal open space, with the following result:



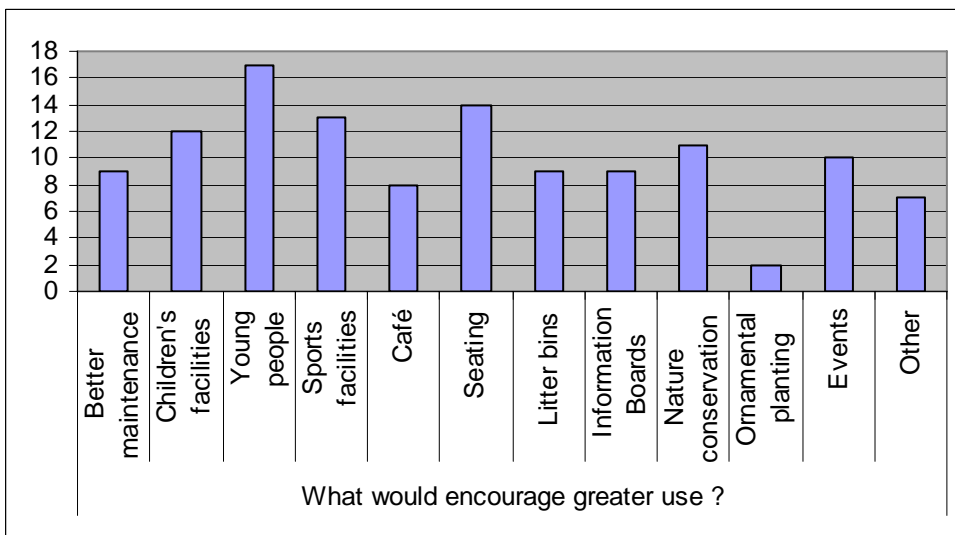
Main Uses

All respondents were asked to indicate what, in their opinion, were the main uses of informal open spaces in Lewes District, with the following result:



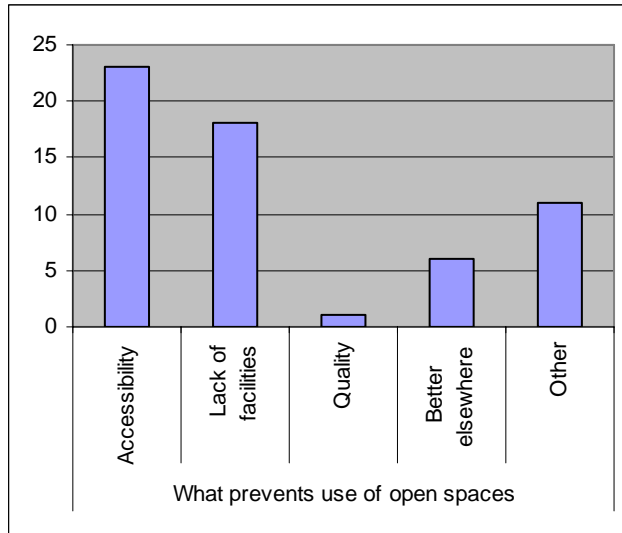
What would encourage greater use of sites?

All respondents were asked what additional facilities or features would encourage greater use of informal open space in Lewes District, with the following result:



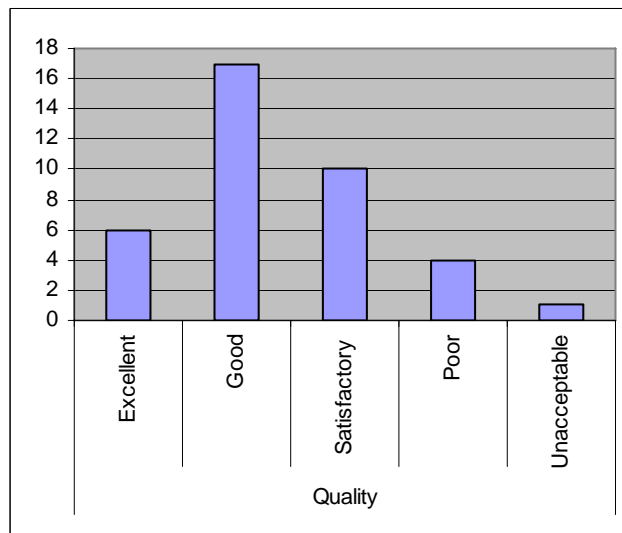
What prevents greater use of sites?

All respondents were asked what, in their opinion, prevents greater use of informal open space in Lewes District, with the following result:



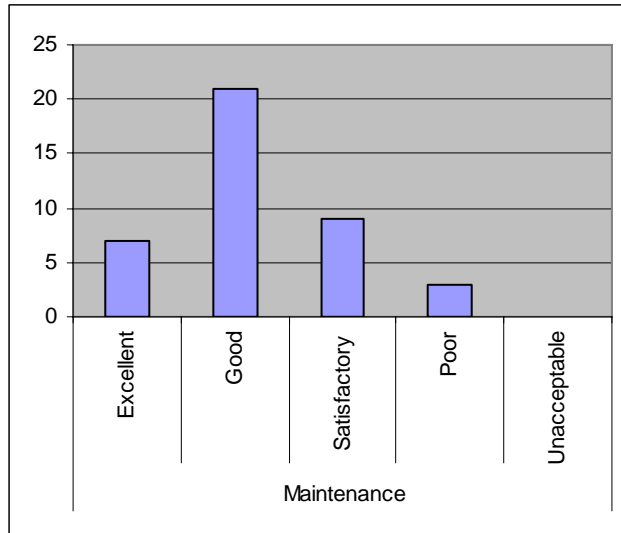
Quality

All respondents were asked to comment on the overall quality of informal open space in Lewes District in respect of the amount of space and the facilities provided, with the following result:



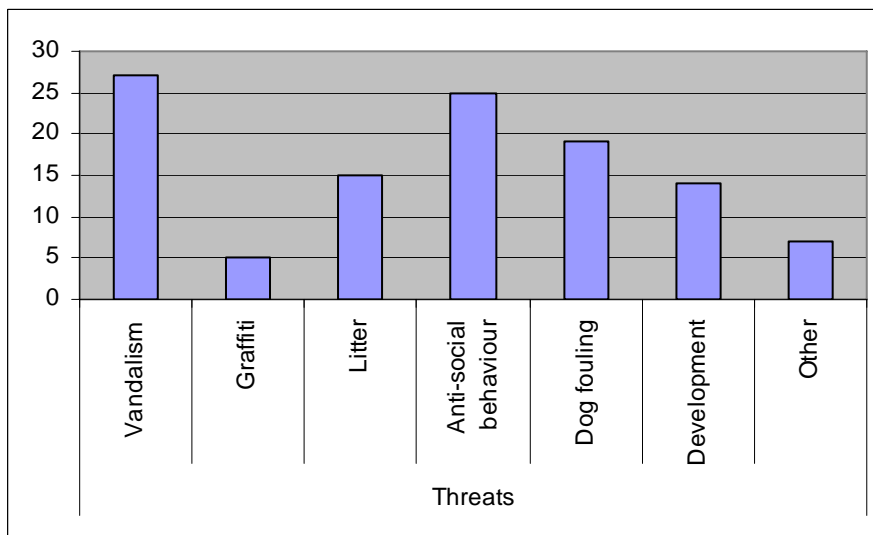
Maintenance

All respondents were asked to comment on the overall quality of maintenance of informal open space in Lewes District, with the following result:



Threats

All respondents were asked to comment on what they perceived to be the main threats to informal open space in Lewes District, with the following result:



Importance

All respondents were asked to comment on the importance of the following types of informal open space in Lewes District:

open countryside –

agriculture or woodland, possibly with public access through the rights of way system

natural and semi-natural urban greenspaces –

wildlife conservation, biodiversity and environmental education and awareness

accessible countryside within urban fringe –

small scale agriculture, woodland and scrub in an urban context, with official and unofficial public access possibly with occasional dwellings

parks and gardens –

accessible, high quality opportunities for informal recreation and community events

amenity greenspace –

opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas

allotments and community gardens –

opportunities for those who wish to grow their own produce as part of the long term promotion of sustainability, health and social inclusion

civic space –

providing a setting for buildings, markets and community events

cemeteries and churchyards –

quiet contemplation and burial of the dead, often with opportunities for the promotion of wildlife conservation and biodiversity

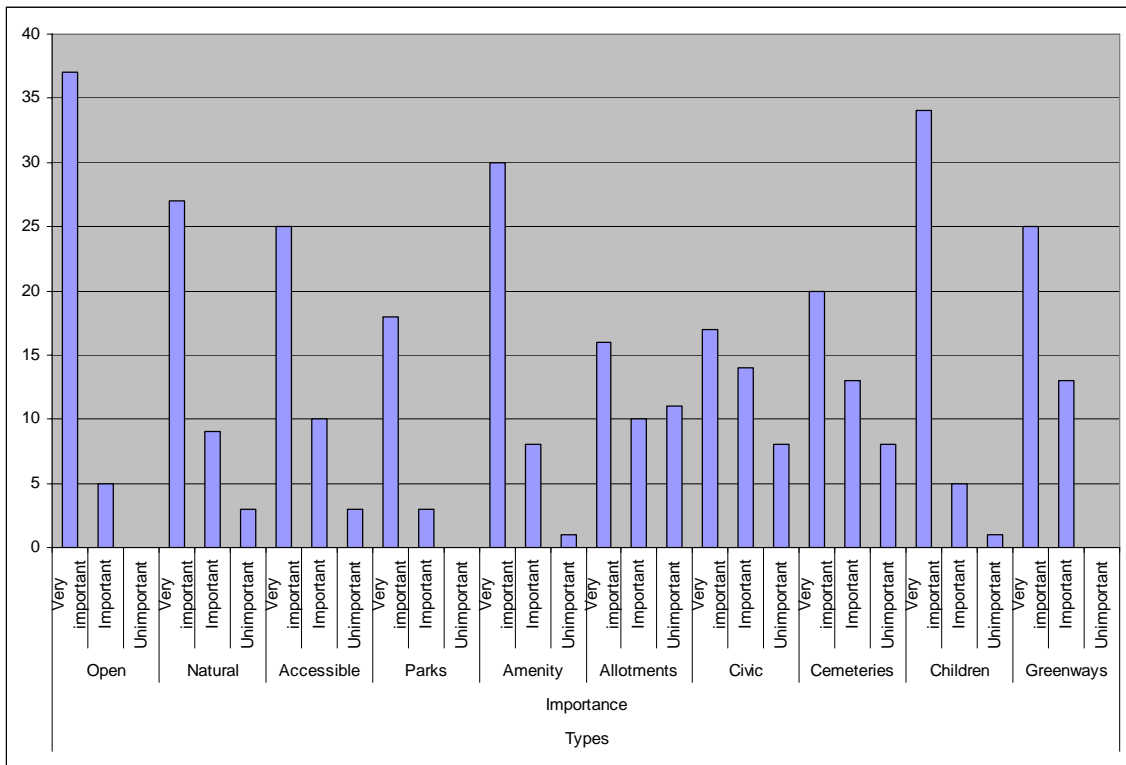
children and young people facilities –

areas designed primarily for play and the interaction of children and young people

greenways –

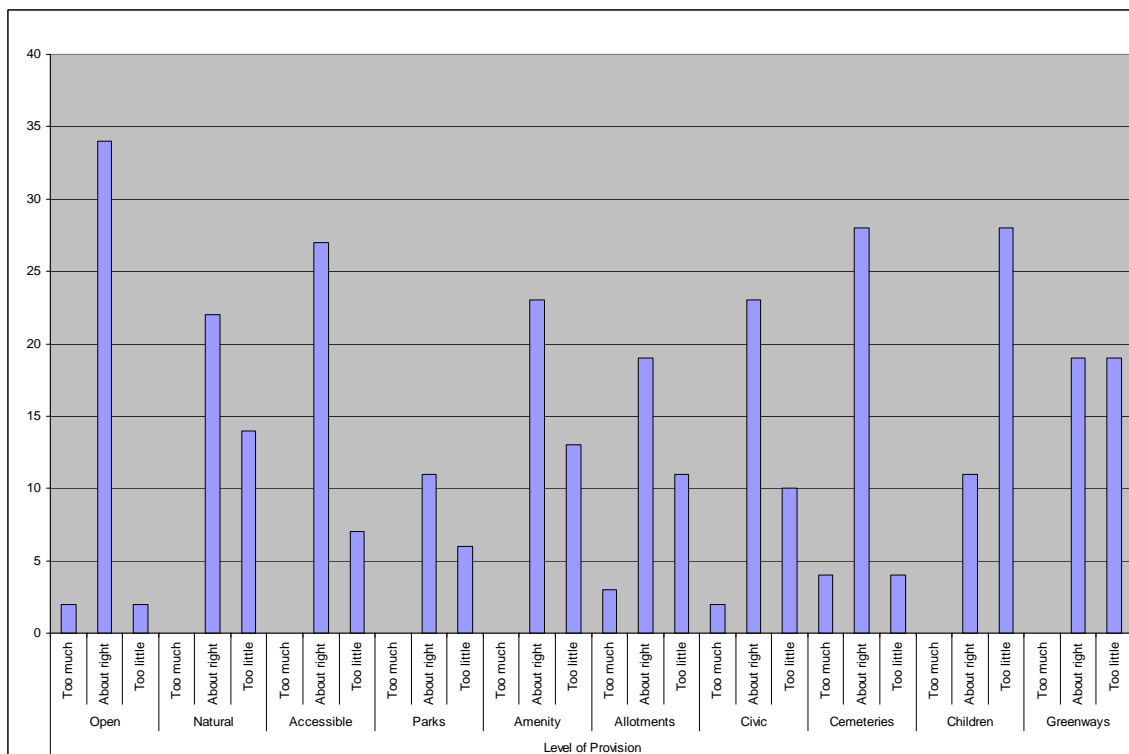
walking, cycling, horse riding for leisure or travel purposes, wildlife corridors

These were the results:



Provision Level

All respondents were asked to comment on the level of provision or availability of the types of informal open space defined in the above paragraph in Lewes District, with the following result:



3. The District Context

3.1 The Landscape Character Areas of Lewes District

The landscape of Lewes District is composed of National Landscape Character Areas:

The High Weald

The most northerly part of the District is in the High Weald, where there is there is an intricate pattern of streams, woodland, hedges and shaws. This is gently undulating country of broad ridges and wide valleys. There is large-scale arable farming on the less steep slopes, and a more open feel with occasional views to the Downs. It is a heathy area with a large proportion of common land.

The Low Weald

The Low Weald is a narrow belt of low-lying clay vale country, between the Downs and the High Weald. Slopes are much gentler than those of the High Weald, and the landscape, though still well-furnished with trees and woods, is more open.

Cover from trees and topography is less than in the High Weald, though still significant. It also varies greatly from place to place. The Eastern Low Weald is somewhat flatter and more open than the Western Low Weald, and some areas along the southern fringe close to the Downs, are nearly devoid of trees. This increases the sensitivity of the southern and eastern parts of the area, particularly in relation to views from the Downs.

The Downs

The South Downs in the Lewes District is a wide area along the coast of huge landscape importance. The smooth, rolling chalk downland, with its bold escarpments, rounded ridges, winding dry valleys and long views, is the best-known feature of Sussex. Settlement is contained within folds in the scarps, scattered within the central valleys or in the Ouse Valley.

Tree cover is generally sparse on the Downs. Isolated tree groups, or small woods stand out as landscape features. The winding downland valleys can, to some extent, conceal buildings, but the smoothness of the terrain reduces its ability to contain development. Trees are, however, often associated with buildings in the Downs, and are a vital part of the character of most downland villages and farms, creating many fine landscape compositions.

The Towns of Lewes District

The towns have grown in sites associated with the River Ouse or the sea; Lewes on a chalk ridge at the navigable head of the river, Newhaven at the river mouth, while Peacehaven and Seaford are along the coastline.

The National Character Area and towns can be broken down further into Landscape Character Areas of the Lewes District, and these areas, and the parishes found within them, and their Key Characteristics are considered under chapter 4, Setting Standards by Character Area, on page 38.

3.2 Lewes District Multifunctional Green Network

The basic features of a multifunctional green network already exist in Lewes District. The district is blessed with a varied landscape, with a strong footpath network, accessible countryside and towns with a wide variety of green spaces, footpaths and greenways.

However, the objective must be to achieve a high quality, accessible, safe, and biodiverse multifunctional green network that serves the whole community by providing informal recreation, with all the health and economic benefits that that brings to the people of Lewes and the environment.

In order to achieve such a network, we should aim to meet the following objectives:

3.2.1 Landscape objectives:

- To control urban/rural fringe development, by seeking to retain and extend planning policies to afford protect against built development on countryside and semi-natural greenspace areas and to limit development on the edge of the towns.
- To provide visual enclosure to existing settlements, by planting of appropriate trees and shrubs, around the urban edge where no planting currently exists.
- To enhance and maintain the existing network fabric, through the strengthening of the footpath network, and greenways, amenity green spaces.
- To link existing network elements with new footpaths and spaces.
- To ensure that all new development features new greenways, areas of greenspace that link with the existing network.
- To use this document to systematically upgrade existing spaces so the they are all of high quality and appropriate character.

3.2.2 Community objectives:

- To consider how the spaces are working to meet the needs of the people of the towns and villages of Lewes District.
- To use this document to examine how the network could be enhanced to best serve the needs of the communities, and to enhance their environment.
- To consider facilitating community groups to enable them to develop and manage their local spaces.
- To involve many community groups, especially those of children and young people, to help them to get involved in the development and care of their favourite recreational spaces.

3.3 The Value of Informal Recreational Space in Lewes District

Lewes District Council's open space network is valuable to the District in the provision of a very wide range of services to it. These benefits are often linked and interdependent, but break down into two main categories; services provided by the network because of its existence and structure, and functions based on the uses to which it is put. Together, these benefits have been termed 'Open Space Services' and in the Lewes District context are as follows.

3.3.1 Landscape

The landscape of the Lewes District's open space network can not only provide an attractive living and working environment for the District but also gives it much of its character and what makes it distinctive. It provides a green belt function, separating the settlements, and also provides buffer zones between the towns and open countryside.

3.3.2 Wildlife

A vital service provided by the open space network is in the provision of wildlife habitat and corridors. The flora and fauna present in the network acts as a genetic resource for the future, and can act as an environmental indicator of the natural health of the area.

3.3.3 Transport

Many constituent parts of the network contribute to a system of greenways. These are traffic-free routes for recreation and commuter use with the potential to link with initiatives such as 'Safe Routes to School'. Especially when used in conjunction with public transport, they can make a substantial contribution to the reduction of car use in the area and help in the achievement of sustainable transport policies.

3.3.4 Recreation

The Lewes District open space network provides a very wide range of recreational opportunities. The parks and recreation grounds in the District offer the full range of formal team sports along with opportunities for kick about and other less formal activities. The sea and rivers offer a range of water sports. Most parts of the network offer opportunities for walking, dog exercising, jogging, cycling, picnicking or simply sitting and watching the world go by. Allotment sites allow for recreational horticulture.

3.3.5 Tourism

Parts of Lewes District's open space network contribute greatly to the District's appeal for tourists and visitors and thus help to sustain the local economy and provide employment. These range from the beaches and cliff tops along the southern edge, and the seafronts of the seaside towns, which cater for a range of traditional seaside activities, to open downland and common land which provides countryside recreation opportunities.

3.3.6 Social

The network provides a number of social functions. There is the potential for groups to be set up to empower local communities in line with the provisions of Agenda 21. This provides an opportunity for local people to carry out conservation and other similar work within their local communities and to contribute personally to the stewardship of their part of the world.

Cycling clubs, horticultural societies, and rambling clubs all meet within the network in their leisure hours. Many other less formal social activities are also centred on the open space network, such as groups of walkers and local dog walkers meeting informally, and groups of parents with small children meeting in their local playgrounds.

3.3.7 Psychological

The need which human beings have to make regular contact with nature is now well recognised and the open space network meets this need ideally. Natural green space can provide a sense of place with a constant reminder of the passing seasons. Benefits to mental health have been measured following the exposure of people with long term mental health problems to both natural and managed open spaces. A sense of well being is promoted by contact with nature, with open space network components providing a contrast with the urban scene and a feeling of relative tranquillity.

3.3.8 Aesthetic

Connected with psychological values, some parts of the network have aesthetic functions in the provision of beauty and delight to residents and visitors. This may be wild and natural as with the sea or the Downs, or formal and contrived as with floral bedding displays.

3.3.9 Health

A recent departure in the promotion of good health, both physical and mental, is the idea of health walks and the 'green gym'. Courses of conservation works or walks in the countryside are prescribed by doctors for those suffering from a range of ills from heart disease and obesity to depression, or offered by various agencies as a way of improving health. The applications to the District's open space network are obvious with its diverse topography, proximity to most residential areas, public transport network and need for conservation work.

The results of an East Sussex, Brighton and Hove Health Authority intervention project suggest a positive improvement to the mental health and sense of well-being of project participants who visited a range of open spaces and countryside locations. In Brighton and Hove, a project known as 'A Breath of Fresh Air' was introduced where elderly people are taken for a stroll in various open spaces with health promotion in mind.

Lewes DC itself has recently been nominated for an award by the Institute of Sport and Recreation Management for its own programme of health walks run in conjunction with the Sussex Downs and Weald Primary Care Trust.

3.3.10 Air Quality

The contribution that open space networks make to the improvement of air quality is now well accepted. Air hygiene corridors were designed into many towns and cities in the 19th century to provide for a flow of clean air through the urban area. The prevailing southwest winds bring fresh air across the District from the sea.

Plants, especially trees and large shrubs, absorb atmospheric pollutants such as greenhouse gases and particulates from the atmosphere, and are particularly effective close to sources of pollution, e.g. along the sides of roads. Plants are responsible for oxygen production and the regulation of the chemical composition of the atmosphere.

3.3.11 Climate Regulation

Within the urban areas, the trees and large shrubs which make up the urban forest have a considerable beneficial effect on the urban climate. Cast shade reduces the urban heat island effect which in turn reduces the energy required to power air conditioning plant. Shelter belt planting reduces wind effects which can cool buildings in the winter thus reducing the energy require to heat them.

3.3.12 Water Management

The soils which surface the majority of the open space network are permeable to water, allowing rainfall to recharge the chalk aquifers below, thus not only dealing effectively with storm water runoff, but also contributing to the water supply necessary for the District to run.

3.3.13 Noise Abatement

Within the urban areas, the open space network reduces the impression of noise, particularly in areas of trees and large shrubs with a tendency for sound to be scattered in dense vegetation. The association between green space and calmness gives an impression of reduced noise even when little measurable effect is discernible.

3.3.14 Light Pollution

The screening and absorption of light in the urban environment by tall vegetation is considerable. Likewise reduction of light reflection from "soft" surfaces rather than hard is a significant influence on the quality of life in the urban scene.

3.3.15 Waste Management

The open space network offers a number of waste management functions. Chipped waste timber has a function as mulch in new or existing planted areas, or as path or playground surfacing in appropriate situations. The use of composted domestically, commercially or park derived organic material as a soil conditioner in parks or in connection with new planting

schemes within the network is a sustainable waste management option with the additional benefit of eliminating the need for peat or peat substitutes which have environmental disbenefits elsewhere.

The vegetation and soils of the network provide an important pollutant sink, absorbing, storing and processing airborne pollutants. The sea is currently used to dilute and disperse sewage and landfill leachate.

3.3.16 Economic

The open space network delivers a number of economic functions. Income can be generated for the Council through hire fees for sports pitches and other facilities, allotments, and when parks are used for events. Local employment is generated by the need to maintain and enhance the network.

Landowners and householders benefit from enhanced property values when property adjoins part of the open space network, indeed there is anecdotal evidence that, all other things being equal, house prices in roads with street trees and adjacent to countryside and open spaces are higher than in those without. It may also be the case that as a result, Council Tax receipts are higher than they might otherwise be, as houses may fall into higher charge categories.

3.3.17 Nutrient Cycling

Vegetation in the open space network has a valuable function in the cycling of nutrients, including the locking up of carbon which would otherwise contribute to the greenhouse effect.

3.3.18 Topsoil

Vegetation and invertebrate life in the open space network have an important role in the formation of topsoil, and its preservation through erosion control. This is of particular relevance around the scarp foot fields of the Low Weald, with continued soil erosion due to arable farming on the Downs

3.3.19 Raw Materials

Various raw materials are potentially available from Lewes District's open space network. The sustainable management of areas of woodland could yield timber products for construction, fencing or artistic uses. The management regimes necessary for this are likely also to have beneficial effects on local levels of biodiversity.

Any extension to areas of wildlife interest could employ locally derived propagation material e.g. seed or turf.

The native flora and fauna are a potential genetic resource, for example the area of East Sussex which includes Lewes District has one of the only substantial remaining populations of English Elm in the country.

3.3.20 Food Production

It is recognised that open space networks provide refuges for the insect pollinators of commercial crops, also of the predators of crop pest species.

The allotment sites which form part of the open space network are used by many to grow food to supplement their diets and to save money. This is an important open space network function enabling people to retain control over their own food supply reducing transport costs.

Some people enjoy the opportunities for the collection of wild foods in the network, from blackberries and sloes on the Downs to fish from the sea.

Commercial fishing occurs in the sea off the coast, whilst much of the surrounding accessible countryside is used for agricultural purposes.

3.3.20 Educational

Along with the research possibilities mentioned below, parts of the network provide a vital educational resource for all levels. In addition to the environmental, biological and social sciences, history and a diverse range of other subject areas are potentially catered for. Opportunities for those wishing to learn in their leisure time exist in a similar range of subject areas, with in addition, for example, landscape history, and conservation skills.

3.3.21 Scientific

Lying close to Brighton and Hove, a city with two universities along with other tertiary level educational establishments, the open space network provides many research opportunities, especially in the environmental, biological and social sciences. The University of Sussex has recently instituted its Sussex Ouse Research Project.

3.3.22 Historic

The open space network contains a number of archaeological and historic sites, along with other traces of past human activity. These have a function for archaeologists and historians in their analysis of the past.

3.4 A Typology of Informal Recreational Space for Lewes District

The table below sets out the informal recreation space types (previously described in 2.2.1).

Recreational Space Type	Primary Purpose
Accessible countryside	Areas of accessible open agriculture or woodland, cliff top and foreshore, including nature reserves and commons, with good public access through the rights of way system or open access or other legislation
Natural and semi-natural urban greenspace	Spaces firmly in an urban or urban edge context with wildlife conservation, biodiversity and environmental education and awareness as primary functions.
Parks and gardens	Accessible, well designed spaces in the centre of towns with opportunities for informal recreation and community events. High quality amenity horticulture should be a feature of such spaces.
Amenity greenspace	Often small scale areas close to home or work, but also larger general purpose open space offering opportunities for informal activities, e.g. kickabout, or enhancement of the appearance of residential or other areas.
Allotments and Community Gardens	Sites providing opportunities for those who wish to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.
Civic space	These usually hard surfaced areas provide a setting for buildings, markets and community events
Cemeteries and churchyards	Open or closed burial grounds with spaces for quiet contemplation and remembrance, accessible to all, often with opportunities for the promotion of wildlife conservation and biodiversity
Greenways	Green links between areas, free of motorised traffic, offering opportunities for walking, cycling, and horse riding for leisure or travel purposes, often with a wildlife corridor function.

3.5 District Wide Demand Issues

Public consultation revealed demands and deficiencies that were consistent across the parishes, and although the towns of Lewes are quite different in character, responses to the consultation raised similar issues.

Children and young people

During public consultation, the need for more and better outdoor unstructured play facilities for children and young people was the most important and consistently repeated issue. Young people and children should be given more challenging, adventurous, 'apparently dangerous' play facilities. It was felt that the facilities for teenagers should be better, more interesting.

Location of teenage facilities within the settlements is important, as they should not be tucked away, they should be somewhere central and busy, preferably with CCTV, to combat vandalism and bullying. It was felt there was a need in recreation grounds for small goal posts, even if it is just one set, all year round, for informal children's and young people's play. Children's play areas need information re management/ maintenance contact details, as is supplied on all LDC play areas.

Access to the countryside and semi-natural urban greenspace

The next most important issue to people was their appreciation of countryside, and access to it. Half the respondents felt that provision of greenways is insufficient, and a third thought there was insufficient natural and semi-natural urban greenspace. Access to countryside varies widely between different villages, due to availability of access land, greenways, footpaths and nature of farmland. Areas away from commons in the north, the Downs in the middle, and the coast in the south of District have less accessible space. Ringmer and Ouse villages are not well provided for.

As it provides easy access to nature and wildlife interest, semi-natural urban greenspace is most useful in towns, as villages have more easy and direct access to countryside, but villagers also value access to natural & semi-natural areas. People like to walk near their homes, along greenways, public footpaths and areas of natural and semi-natural urban greenspace. Waters-edges are very popular, whether rivers or sea. Both Newhaven West Beach and Lewes river frontage are seen as opportunities to provide good and attractive recreational space for their towns, at present under-utilised. These potentially very attractive recreational spaces need vitalising, but should stay natural in character.

Allotments

The provision of allotments across the district was considered very important, at present the provision is considered insufficient in most areas.

Cemeteries

Some parishes are over-provided, whilst some are deficient in provision.

Parks and Gardens

Access to areas of high quality horticulture is patchy in the district, it is felt that every town needs at least one park with high quality garden, in a central position, and currently only Lewes and Seaford have this. Each park needs a café to make it a busy meeting place, as the busier it is, the more people are drawn in, and the safer it is.

It is felt that beautiful memorial garden, especially if it has views over countryside or the sea, could meet the needs that people have for a commemorative place to celebrate the life of a loved one, once it has passed. Peacehaven, for instance lacks a cemetery, which is keenly felt by some townspeople.

Amenity Greenspace

Recreation grounds across district are almost without exception well maintained, but nearly all lack areas of semi/natural vegetation. The large ones have far too much grass mown to the chain link fencing. This offers poor wild life interest, poor character, and fewer opportunities for quiet contemplation for less mobile people, such as disabled people and children. It is noticeable that recreation grounds are often empty, even in high summer

Variety of spaces and 'loose fit' spaces

There is a wide variety of spaces across the District, but there needs to be good access to a variety of spaces at the local levels, as people use them and need them for such a wide range of uses, at different times of their day and different times of their life. The more disadvantaged people are, the more they need this local variety.

Groups of people that have no personal transport and are therefore less mobile, such as some disabled people, children, poorer people, teenagers, have a much greater need for close access to informal recreational space. In some areas of towns, in dense urban areas, there is a lack of localised provision of any amenity greenspace. Here tiny pocket parks and pocket play areas would help to relieve the deficiency.

Spaces vary so much and are treasured for different qualities and characters, for their wildness, flowers and birdsong, peace and solitude or for their attractive facilities, kiosk, play equipment, and possibility of social interaction. Other areas have a simple place to sit and a stunning view. Yet others are large enough to be 'loose fit', an attractive setting that can be many different things to different people.

The buffer zone

People need access land to walk dogs, and children need similar space for imaginative play, to make camps and to let off steam. These places must be within easy walking

distance. Many towns and villages have open development edges, very noticeable on slopes and downland, which would benefit from a buffer zone of appropriate vegetation, from woodland to scrub.

Such a zone would to soften the view into the village from the countryside, lessen the impact of peri-urban activities and urban edge pressure on farmland, and provide a visually robust setting for any additional development. Woodland offers a better recreation space than farmland; it is more physically robust, provides shade in summer and shelter in winter, and needs less maintenance, although it is not without significant maintenance costs.

Any urban fringe areas with visually screened parts is open to abuse, as where some people will want to walk and play, other will want to dump rubbish. However, if local people can be involved in the creation of the spaces, if there is access management to stop motorbikes, and if there is interpretation to maximise the appreciation of the spaces, local people may help to look after them.

Around many towns and villages on the downland have peripheral scrubby plotlands, which are high in diverse habitats and wildlife interest, and offer a boundary and recreation area that has strong local character.

Circling development edges of villages and towns with a band of semi natural buffer vegetation, small woods and copses would:

- strengthen the development boundaries and define spaces between villages
- give easily accessible recreation space that
- be low-maintenance and highly sustainable,
- ease pressure on recreation grounds,
- encourage wildlife,
- encourage children to play outside, make their own spaces, and to let off steam in a robust self-renewing environment.
- offer an appropriate diversification for farmland
- provide basis for recreational circular walk, and traffic free route linkages between villages.

3.6 District Wide Standards

The following table indicates the minimum quality necessary for each informal recreational space type:

Recreational Space Type	Quality Standard
Accessible countryside	Areas of accessible open agriculture or woodland, cliff top and foreshore, including nature reserves and commons, with good public access through the rights of way system or open access or other legislation. Rights of way should be well maintained and clearly signed.
Natural and semi-natural urban greenspace	Spaces firmly in an urban or urban edge context with wildlife conservation, biodiversity and environmental education and awareness as primary functions. Such spaces should have a variety of appropriate wildlife habitat to provide in microcosm what is found in greater quantity in the wider countryside. Accessible to all, interpretation and information should be provided, with appropriate seating, litter and dog bins. A regular programme of events should take place. Maintenance should be of high but appropriate quality, involving local groups where possible.
Parks and gardens	Accessible, well designed spaces in the centre of towns with opportunities for informal recreation and community events. High quality amenity horticulture should be a feature of such spaces with mixed ornamental planting including seasonal bedding. Information signs should be provided, along with toilets, ample seating, litter and dog bins. Maintenance should be particularly high quality and Green Flag status should be sought. Management should involve local groups where possible.
Amenity greenspace	Often small scale areas close to home or work, but also larger general purpose open space offering opportunities for informal activities, e.g. kickabout, or enhancement of the appearance of residential or other areas. Ornamental or naturalistic planting should be a feature of such spaces, with small areas of wildlife habitat where possible, with signage, seating, litter and dog bins provided as appropriate. Maintenance should be of high quality, involving the local community where possible.

<p>Allotments and Community Gardens</p>	<p>Sites providing opportunities for those who wish to grow their own produce as part of the long term promotion of sustainability, health and social inclusion. Sites should be secure and accessible to all and include car and cycle parking facilities, paths, toilets, water and recycling facilities.</p>
<p>Civic space</p>	<p>These usually hard surfaced areas provide a setting for buildings, markets and community events. Employing appropriate local materials in order to enhance local townscape character, these spaces will be accessible to all, well lit, and furnished with toilets, seating, litter and dog bins. Maintenance should be of a very high standard. Sculpture or other public art should be feature of such spaces.</p>
<p>Cemeteries and churchyards</p>	<p>Open or closed burial grounds with spaces for quiet contemplation and remembrance, accessible to all, often with opportunities for the promotion of wildlife conservation and biodiversity. Those around old churches should reflect the local character, with natural vegetation encouraged. More modern burial grounds should feature high quality horticulture. Seating, toilets, information boards, litter and dog bins should be provided.</p>
<p>Greenways</p>	<p>Green links between areas, free of motorised traffic, offering opportunities for walking, cycling, and horse riding for leisure or travel purposes, often with a wildlife corridor function. Paths hard surfaced with materials appropriate to the area and providing disabled access except where topography make this impossible. Natural or naturalistic vegetation should line the route, managed to maximise wildlife corridor function, but without providing an oppressive sense of enclosure. Routes to be clearly signposted, and seating, litter and dog bins provided. Regular maintenance to be carried out to keep areas clean and passable.</p>

The following table proposes district wide standards of size of each type of recreational space, the distance it should be from the homes of the users, and the quantity proposed per 1000 of population.

Proposed Standards

Type	Size	Accessibility	Quantity (area in ha/000 population)
Accessible countryside	n/a	Max 750m away from town centre	20ha/000
Natural and semi-natural urban greenspace	Minimum 2ha	300m catchment (not needed in villages as easy access to countryside)	2.0ha/000
Parks and gardens	Greater than 0.2ha	Town catchment (one per town)	0.30ha/000
Amenity greenspace	0.2- 2.5 ha	Within approx 5 mins/ 500m	2.50ha/000
Allotments and Community Gardens	Minimum 0.25ha	800m catchment	0.20ha/000
Civic space	n/a – as appropriate to circumstances	Town catchment (one per town)	No standard set
Cemeteries and churchyards	Minimum 0.50ha	1000m catchment	0.25ha/000
Greenways	Minimum width 5m	500m catchment	0.50ha/000

3.7 The Calculation of Developer Contributions for Informal Recreational Space

Lewes DC current policy in respect of developer contributions to recreational space is contained in the Supplementary Planning Guidance Note 'The Provision of Outdoor Playing Space as Part of New Residential Development' approved for development control purposes by Cabinet in January 2002.

One of the functions of this report is to make recommendations to enable this guidance to be revised and updated. The recently published PMP report makes recommendations to the District Council in respect of formal sports areas and playgrounds, it is the intention here only to look at informal recreational space.

The calculation process is as follows.

Firstly, the cost of implementing a new informal recreation space was considered. Of a number of informal recreational spaces developed in the District recently, the example of a soon to be completed site in Newhaven known currently as The Drove was taken.

This is a site intended to be an accessible to all natural greenspace, and has featured minor ground modelling, path and ditch crossing construction, wild flower seeding and tree planting, and the installation of site furniture such as seats and picnic tables. The approximate budget cost including design costs, but not including the cost of land purchase, was approximately £137,500 (It should be noted that the actual cost of construction was lower than this figure due to budgetary constraints, but it is considered reasonable to consider the original budget figure as a base for this exercise).

The approximate area of the site is 11345m². Dividing the budget construction cost by the area gives a figure of £12.12/m².

The 2002 SPG also includes a commuted sum for maintenance in the figure arrived at. Following discussions with Lewes DC officers and other research, a range of annual figures for the maintenance of outdoor spaces was arrived at. These ranged from in the region of £1.75/m² for ornamental gardens including facilities such as bowling greens and children's play equipment, through approximately £0.56 for informal recreational areas similar to The Drove, to about £0.34 for large open recreation grounds with some seasonal sports provision.

As the importance of high quality maintenance has been emphasised regularly throughout the consultation process, it is considered that a figure should be adopted

which allows for high quality maintenance to be carried out. It is proposed that a figure slightly higher than that quoted for a space similar to the Drove be used, i.e. £0.65/m². A commuted sum based upon a 20 year period was adopted by the District Council in 2002 and there is no reason to depart from that here. Therefore a figure of 20 multiplied by £0.65 gives the sum of £13.00/m² is the result.

A figure per square metre to be generally applied is therefore £12.12 plus £13.00, i.e. £25.12/m².

The exceptions to this are the figures which should be applied to the provision of any new civic space, or as a contribution to the maintenance of accessible countryside.

The cost of providing civic space is likely to be much greater than for green spaces, and a figure of £244.54/m² has been arrived at based upon construction and consultancy costs, including the rerouting of statutory services and provision of street furniture and tree planting, of a newly constructed civic space in nearby Bexhill.

Although no standard has been set for the provision of civic space, as this is viewed as a potentially opportunistic development and in a town context only, for the purposes of arriving at a contribution figure, the average current provision in the District has been compared with the populations of the 4 major towns and a figure of 0.01ha/000 thus proposed.

It is considered reasonable to seek developer contributions for the provision of accessible countryside through maintenance of the rights of way network, rangering, etc. A figure per person has been arrived at by dividing the current County Council budget for this type of work by CACI's 2005 population figure for the County, then multiplying by 20 years, as with the calculation of other commuted sum figures.

Other than for Accessible Countryside, the calculation of a figure per person is arrived at using a similar method as in the 2002 SPG, and the rate for a range of open space types may be calculated, as follows, using the proposed standards shown in Section 3.6.

Proposed Contributions per Person

Type	Quantity (area in ha/000 population)	Area/person (m2/person)	Contribution /Person
Accessible countryside	20ha/000	n/a	£35.40
Natural and semi-natural urban greenspace	2.0ha/000	20	£502.40
Parks and gardens	0.30ha/000	3	£75.36
Amenity greenspace	2.50ha/000	25	£628.00
Allotments and Community Gardens	0.20ha/000	2	£50.24
Civic space	No standard set (Calculation based on 0.01ha/000)	0.1	£24.45
Cemeteries and churchyards	0.25ha/000	2.5	£62.80
Greenways	0.50ha/000	5	£315.51

Following the lead of the 2002 SPG a calculation based upon differing sizes of dwelling is offered below, based upon the same assumptions regarding occupancy.

Proposed Contributions per Dwelling

Type	2 Bedroom Dwelling (3 persons)	3 bedroom dwelling (4 persons)	4 Bedroom dwelling (5 persons)
Accessible countryside	£106.20	£141.60	£177.00
Natural and semi-natural urban greenspace	£1507.20	£2009.60	£2512.00
Parks and gardens	£226.08	£301.44	£376.80
Amenity greenspace	£1884.00	£2512.00	£3140.00
Allotments and Community Gardens	£150.72	£200.96	£251.20
Civic space	£73.35	£97.80	£122.25
Cemeteries and churchyards	£188.40	£251.20	£314.00
Greenways (including public footpath and bridleway provision)	£946.53	£1262.04	£1577.55

An important point to stress which has arisen especially from discussions with officers on the issue, is that any new development puts pressure on existing facilities in addition to creating demand for new ones. It is therefore strongly recommended that contributions are sought from developers regardless of the size of dwellings provided and whether or not it is intended to provide new recreation space as part of a development. In any case, contributions should not necessarily be used to provide new space, and serious consideration should be given to enhancing the facilities and quality of existing spaces where new development occurs within the recommended catchment of existing provision.

In a point of clarification, it is proposed that the principle established in the 2002 SPG should be continued, and that the above figures may be added together as necessary where more than one open space type is considered deficient.

3.8 Informal Recreation in and around the District

Parishes in the district have recreation grounds and a network of public footpaths, and sometimes they have a village green. They often have a small graveyard, which offers an area for quiet contemplation. Some parishes have footpath links to accessible countryside: easy access to either the common land around Chailey and Newick, or the Downs to the south or further south, the coastal strip and beach foreshores. The Ouse and the Cuckmere and their tributaries, like Glynde Reach, offer riverside walks wetland paths. Disused railway lands offer wonderful opportunities from walking and cycling.

The towns, Peacehaven and Seaford on the coast and Lewes and Newhaven on the Ouse, have larger amenity areas, such as the Salts at Seaford, and a wider variety of informal recreational areas and sports fields, but their centres, in places, lack the easy accessibility of the public footpaths giving a short walk's access into the countryside, that the villages have.

Car travel, and to a lesser extent cycling, buses and trains, gives the people of Lewes District the opportunity to visit and enjoy all the accessible countryside of the District. There are many places that offer wonderful facilities, beautiful gardens, wildlife interest or a sense of untamed wildness that tempts people to visit them for a whole day. Within the District there is Cuckmere Haven, the Ouse Estuary, High and Over, Ditchling Beacon, The Grange Gardens and Seaford Beach, the South Downs Way, Barcombe Mills, Markham Wood, and many more, each of which can provide an excellent recreational setting.

Immediately beyond the District boundary are Friston Forest, Seven Sisters Country Park, Ashdown Forest and Sheffield Park. Within an hours travel are all the East Sussex tourist attractions such as the gardens of Great Dixter, nr Northiam, Wakehurst Place, Drusillas, the town of Rye, Camber sands, Winchelsea, Derek Jarman's Garden, Michelham Priory, Merriments Garden, Pashley Manor Gardens, the pleasure gardens of Eastbourne, Batemans, Beachy Head; plus the attractions of nearby Brighton including the famous Brighton Pier, the Royal Pavilion gardens, Stanmer Park, Preston Park, and Devils Dyke.

To the west lie the attractions of West Sussex, including nearby Nymans gardens, St Leonards gardens, and further west to Arundel Wildlife and Wetlands Trust, Cass Sculpture Garden, Denmans, West Dean Gardens, Petworth House grounds and the lovely Parham House gardens.

4 Setting Standards by Character Area

4.1 Lewes

Key Characteristics

- The medieval County Town of East Sussex, Lewes lies at the navigable head of the River Ouse.
- It has a superb setting in a gap the river has carved through the Downs, on a chalk ridge overlooking the Ouse Valley. The chalk scarps of Cliff Hill and Malling Coombe provide impressive backdrops.
- The place is crowned by its Norman castle, sitting on a tiny mound above the rest of the town.
- The town's character owes much to the downland that borders it and the river that runs through it heart.
- The Downs and the river flood plain have historically restricted the growth of Lewes, and the centre of town has retained its compact, intimate character and a tight urban grain.
- Lewes has long, narrow steep twittens and hidden flint walled alleys, with glimpses through to the Downs, and down the valley.
- The ancient, steep High Street, built on School Hill, falls east to the river and has views to Malling Coombe.
- The town has industrial estates in the flood plain to the east, and large housing estates on the outskirts.
- The town has a wonderful architectural heritage, in parts dating from the fifteenth century, of two and three-storey timber-framed, and flint, buildings.

Green Network

- Lewes has a strong network of informal recreational spaces, thanks to its compact urban form which brings the countryside close to the centre, the river that runs through the middle and the ancient footpaths into the downland.
- Wedges of open space push into the centre, providing planning opportunities to enhance the network by forming linkages across the town.
- The areas of the town that have less access to the network are the large estates, where opportunities should be explored and taken to provide pocket parks, and to improve links.
- There is a great opportunity to provide a large central park in the centre of Lewes, in the Walland area.

Supply

- Lewes is blessed by its superb setting and compact nature that combine to ensure that most of the people of the town have easy access to the natural river landscape, and to the Downs.

- Southover Grange Gardens supply very high quality parkland to the town, and the river levels to the south provide flat open space for sports fields, and a wetland nature reserve.
- The layout of the town and the building of peripheral housing estates have resulted in some areas such as Walland, and to a lesser extent Landport, having restricted access to either the surrounding countryside or the river.
- The Kingston Road area is short of amenity greenspace.
- Because of its compact character, Lewes lacks large open spaces near the centre to act as civic space. Historically, the High Street serves this purpose, particularly on bonfire night, but has to be pedestrianised for the occasion.

Demand

Local opinion is that there is not enough provision for children and young people, too few allotments, too little natural and semi-natural greenspace, accessible countryside, amenity greenspace and too few greenways.

Standards

Local character areas within the town

There are identifiable local landscape character areas within the Lewes landscape character area.

- Historic and mediaeval Southover has a wealth of fine timber-framed and flint and stone buildings. Most of the open space of this area, including the beautiful Grange gardens with its fine mature ornamental trees, very high quality horticulture, and old flint walls, reflects this rich local character. **Southover should maintain this high quality designed landscape, and where necessary improve areas that fail to reach it.**
- Cliffe has a dramatic setting under the Malling cliffs, down beside the river. With its small-scale, tightly urban, pedestrian-friendly high street, the river views from Cliffe Bridge and small high quality shops, it has a village-like local identity. **The open space should retain this distinctiveness by reflecting the high quality cafe-culture village feel maintaining the strong links with the riverside.**
- South Malling, to the north of the Ouse, encompasses the industrial area in the flood plain and a housing estate on the ground that rises to the north. The open spaces include small amenity areas in the housing estates, and the Malling Recreation Ground, and the banks of the Ouse. **The small amenity areas lack character, and the recreation ground does not take full advantage of its riverside setting to provide high quality landscape of local distinctiveness. The Ouse banks, beside the rec. have much soft natural character, which should be conserved and used to inspire the design and management of more sustainable amenity areas.**

- On the other side of the river to the north, the Landport estate, with its hillside honeycomb layout, has a maze-like, introverted and architecturally bland character. The footpath to the Pells is enclosed and somewhat threatening. The Landport recreation ground is one of the highest in the town in terms of character.

The Landport estate lacks legibility, and due to its geography is somewhat cut off from the Pells areas and links to the rest of the town. Its amenity green spaces often lack character and ecological diversity, making them of poorer quality. Landport Rec. is higher quality, with good tree planting. However, stronger links should be made to the Pells and the river, even if only visually, such as by opening up enclosed pathways.

- Between Landport and Malling, the River Valley sweeps a green wedge of soft, natural riverside character into the heart of the town, from the Pells, where footpaths are somewhat overgrown, through to the Phoenix Causeway.

Here the green routes should be improved, interpreted and the character of this high quality area celebrated and strengthened by enhancement of the natural features.

- In the Neville Area, to the west of the river, on the west side of the Neville Road, twentieth century housing sits on the downland rising steeply above the town, with footpaths and short views west to the somewhat bleak arable rising ground. The older villas down in the east have subtle charm, but on the whole the area lacks local distinctiveness. The Neville Recreation ground is a reasonably good quality leafy local focal point.

There should be a stronger scrub structure around this area to provide a defined edge to the town, and to give natural character and buffer to views into the area from the Downs. Such planting would give greater amenity for the population in this area, giving a natural chalky character and benefiting the distinctiveness.

- From the Walland Area, with its leafy avenues of large Edwardian villas, there are fine views across the town southwards, but the area is somewhat cut off from the edge of Lewes, from the countryside and the river by a triangle of main roads. However, the area is blessed with a string of large open spaces at its centre, of good to weak character, which presently are not connected, but have a potential to be.

The people of Walland area would benefit from better links with the rest of the town and from a large park-like open space network to ensure they are within reasonable walking distance from multifunctional landscape. As they are cut off from the open countryside, this should include Natural and Semi-natural Green space,

- In Central Lewes, stretching from the river to St. Anne's at the top of School Hill, and from Walland and the Pells to Southover, is many faceted, but centres on the its historic High Street. Here fifteen century timber-framed shops sit tightly against great Georgian houses. The area has an enclosed intimate character, with tight urban grain, and narrow steep twittens. Its setting on a chalk ridge gives intriguing slopes and unexpected views out. The open spaces are mostly special, small, often surrounded fine flint walls and are historic in character and of high quality.

To conserve the distinctiveness of such a fine townscape, the recreational areas must reflect the strong and high quality local character. The centre of the town is characterised by the lack of informal open space. Those spaces that do exist should be locally distinctive and jewel-like in quality.

- At the Kingston Road Area, to the west of Lewes, from St Anne's to Houndean Bottom, there is twentieth century housing on either side of the A277. North of the road large detached houses with large gardens sit high on the chalk slopes, surrounded on two sides by downland. South of the road an estate of houses is bordered by the railway to the south and the Kingston Road to the east. This area, lacking in local distinctiveness, particularly to the south, suffers from an insufficiency of recreational space. However footpaths link this estate with allotments south of the railway and with the surrounding downland.

Greater connection with the rest of Lewes via a green network of spaces would benefit this area.

- The Priory Area lies to the south-east of Lewes, west of the Ouse, in the flat flood plain. From the Priory to the Railway Land is a landscape of expansive space and wide skies. To the west, the remains of the Cluniac Priory give a mysterious haunting quality to its grounds. Here traffic noise spoils a sense of remoteness. Further east, mown school fields and manicured sports grounds run to the railway. Between railway and river lies the Lewes Railway Land, the delightful urban edge nature reserve, with the newly built land-art, the Heart of Reeds.

There is a striking contrast between the rich habitat of the nature reserve, the mystery of the Priory, its sculpture, the evocative Heart of Reeds and the bland and character-poor sports fields. While the maintenance of these fields is generally excellent, thought could be given to managing edges, boundaries and spare ground to reduce maintenance costs and increase biodiversity.

See the accompanying table in Appendix F, which summarises the existing supply of open space in Lewes and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.2 Newhaven

Key Characteristics

- This robust port town was built on downland slopes, at the mouth of the River Ouse.
- The harbour and river provide the main character of the town itself, while the sea, the Downs, and the levels north of the town are the main influences over character at the edges.
- Backed by the Downs and fronted by the sea, natural features of the town are the chalk ridges and sweeping valleys between. The ridges are often occupied by scrubby vegetation sculpted by the wind.
- The floors of the valleys are often occupied by wetlands with a vegetation of mature Willow and Poplar.
- The town is set in the context of a wetland influenced valley floor with its dominant vegetation type of reed-filled ditches and mature Willow, giving way to typical downland vegetation around the boundary
- Industrial and residential development is crammed tightly into the drier levels and least steep slopes, often leaving small areas of relic wetland and downland on undeveloped land.
- The working port gives the town a salty, maritime flavour, as befits a gateway to Europe.
- Newhaven Fort on Castle Hill rises above a small beach and the large crescent of the Breakwater.
- The scale of the heavy industry on the riverbanks, towering cranes, huge timbered wharfs and the size of the ferry, when it is in port, contrasts with the rows of small terraced cottages clustered up the hillsides
- The marina and new housing on the west side of the river are bright, jaunty and colourful in character
- The boats, the fish market and the jumble of fishing equipment that litters the quaysides give the quays a distinct identity.
- Features of the working port are retained, such as the fishing boats moored in the creek beside Denton Island, and the huge grey timbered quays intensify the character of the town.

Green Network

- Newhaven has the benefit of its setting to provide exciting recreational space; the river, the port, the downs and the sea.
- The river, while providing wonderful character, acts as a severing agent, cutting the town in half, thus reducing linkages across. The ring-road in the centre has a similar effect.
- Older parts of the town have little civic or amenity greenspace, which indicates the need for pocket parks and improved linkages where possible.
- Every opportunity should be explored and taken to enhance the river spaces and the beach to provide high quality and characterful recreational spaces.

Supply

- Newhaven's setting enables local people in the north, west and southern parts to have access to the surrounding countryside; downland, sea cliffs, river landscapes and seaside.
- However, much of the central parts of Newhaven, on either side of the river are deficient in accessible greenspace
- People in the Town Centre lack access to areas high quality civic space.
- There is no area of parkland with high quality gardens, but areas such as West Quay offer a high quality amenity area of a maritime character.

Demand

- Newhaven people are of the opinion that there is insufficient informal recreation for children and young people, with not enough for them to do, and too much vandalism, graffiti and litter.
- They would like more semi-natural urban greenspace, Home Zones in Newhaven West Area, more trees along roadsides and better maintenance.
- Some people feel there is too little amenity greenspace and too few allotments.

Standards

Local character areas within the town

- The Town Centre has a mix of twentieth century architecture. It is lacking in the character that pervades the rest of the town, and is rather run-down. Circled by the main through-routes, and is cut off from the rest of the town, both spatially and in character terms.

The area should be revitalised by linking this civic space more strongly with the West Key and Bridge Road, work which has already been started, and by bringing the salty character of the port into the centre through careful detail design and use of appropriate materials. Bringing more traffic into the centre would help to increase the vitality.

- Newhaven West is an area that encompasses the Valley Road area, the Old Town, Church Slopes and Gibbon Road Valley, The Old Town is a predominantly terraced Victorian housing, while Valley Road and Gibbon Valley Road are post war and late twentieth century housing. Although there are fine views across the town from some of the high ground, the housing estates have a bleak urban feel, lacking in local character.
The area needs a focus besides the church, and the creation of identity by the addition of sculptural features, and appropriate detailing and materials to reflect more of the character of the town. There should be stronger links to the port and river, by the creation or improvement of green routes through the town.

- The Denton Island and North Waterfront area includes the riversides north of the swing bridge, the river channel and the muddy creek to the west. It is dominated by the huge scale of the gravel processing machinery, and other industrial development, by the huge old wharf timbers and the colourful boats on the creek. It is an exciting characterful place. The island has seen environmental improvements, including a walkway along the waterside, and commercial development.

Links to a multifunctional green network would benefit this area, so that people have opportunities to explore and appreciate it.

- Eastside is the area east of the river and Harbour, north of the railway and south of Seaford Road. Mainly industrial and Port development, there is housing at Norton Road, a small recreation ground and a footpath. Visually degraded by much of the industrial development, the area nonetheless has good footpath links and views into the Ouse Estuary Project area, reed-filled ditches and some fine willows within the industrial estates.

Planting scrubby river-valley vegetation would provide a defined edge, and strengthen the local character, and opportunities taken to reinforce the wetland character by using the local palette of vegetation, such as the reed filled ditches and willows to enrich the open spaces.

- The area of settlements on the west of Newhaven, of Mount Pleasant, South Heighton, and Denton. South Heighton and Denton have old flinty villages at their core. The area is surrounded by landscape of great variety, between the current built up edge of Denton and the town boundary of Newhaven, comprising plotlands areas, downland trees and scrub, and farmland. The downland location lends the area a highly distinctive and strong sense of place.

Local character could be improved by strengthening links to the downland paths, and reflecting the old flinty character of the area back into local detailing.

- North Quay is the area north of Seaford Road, and east of the river as far as the A26, and including the Avis Way Industrial area. Heavy industry along the quay has a robust if scruffy portside distinctiveness, but the railway and light industry erode the character of the river levels landscape, where reed-filled ditches still etch the valley floor.

Some work has been done to upgrade the Avis Way estate, but more is needed to strengthen character and improve quality across the whole area

- Harbour Heights and Cliffs, includes the coastline west of the river mouth, the downland of Castle Hill, the West Beach with its massive breakwater, and Newhaven Fort. Superb view can be had across Newhaven to the Downs, and from the Heights. From the Heights seaward slopes, visual isolation from the town can be enjoyed while

contemplating views out to sea. Derelict structures mar the foreshore and Castle Hill, however. There is drama in the landscape here, but the natural beauty is undermined by poor quality structures on the foreshore, where clutter detracts from the wonderful coastline.

The clutter should be cleared, and sculptural environmental improvements undertaken, with careful use of materials that reflect the quality and character of the surrounding landscape.

- South Waterfront, including the West Quay, with the nearby Newhaven Marina and its associated new housing, focuses on and reflects the strong maritime character of the surrounding area.

Much has been done to give the area more maritime character, but care needs to be taken that smart ocean liner character isn't substituted for authentic port and fishing community sense of place.

- Mill Creek and Beach This low, flat landscape, somewhat isolated from Newhaven, retains a quiet character, with exposed mudflats and low tide, and seabirds. Shingle flora stud the fine shingle beach. **It has a strong local identity and a sense of naturalness and tranquillity, which should be conserved.**

See the accompanying table in Appendix F, which summarises the existing supply of open space in Newhaven and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.3 Peacehaven and Telscombe Cliffs

Key Characteristics

- A settlement has existed at Telscombe since Roman times, but late in the nineteenth century, the land along the coast was removed from the village and called Telscombe Cliffs
- Peacehaven was planned on a grid layout, and built in the 1920s, to suit the means of the people who bought the plots. The development brought life to the new village of Telscombe Cliffs.
- These planned settlements retain their loose knit, low density, suburban form today, and have pioneer feel.
- The gently undulating cliff-top setting for this town and village, together with the scarcity of large trees give an open, exposed character to the area
- There is a fine cliff top walk, and where the fencing along the edge of the cliff protects the grass from trampling and mowing, maritime flowers such as thrift, sea campion, and sea kale are thriving.
- Telscombe Tye is a wedge of Chalk downland that which extends to the coastal cliffs.

- To the north, plotlands still exist, where the pioneer settlers bought their 100 foot deep plots. This area of very low density housing has a unique character, and is richer in habitats than the rest of the town.
- The engineered cliffs are unnaturally smooth and straight.

Green Network

- The people of Peacehaven enjoy access to accessible countryside at the Tye, a cliff-top walk and a promenade along the base of the cliffs, and a pebble beach.
- Cliff-top amenity greenspaces, such as the Dell, give important links between the town and the coast, and places for informal recreation.
- Large areas of Peacehaven have been planned as a grid of streets with no areas of amenity greenspace, or semi-natural urban greenspace.
- Peacehaven lacks a high quality civic space; the shopping area lacks character and is cluttered.
- There is no high quality parkland with gardens in Peacehaven, and no cemetery.
- Some spaces, such as Meridian Park, do not attract sufficient numbers of people to make them busy, and therefore safe.
- Amenity greenspaces within the town are well cared-for but sometimes lack wildlife interest and local identity

Demand

- The people of Peacehaven have said there is insufficient provision of recreational space for children and particularly for young people, with too few facilities and pitches.
- Spaces that attract youths, such as Meridian Park, are thought to be threatening.
- People would like more greenways, and better protection from 4-wheel drives for existing greenways
- Allotments are valued and more would be appreciated.
- Residents would like a cemetery in the town.

Standards

Local character areas within the town

- Central Peacehaven has the exposed feel of coastal development, somewhat lacking in character. It lacks the tree cover of the 'leafier' of northern (inland) Peacehaven. Along the somewhat dilapidated main shopping street of Peacehaven the rectilinear street pattern, and the traffic on the coast road emphasise the exposed character of the town. Open space such as the Dell, running down to the cliffs, are on the west side of the town
The character of the area needs to be strengthened by providing an enhanced relationship with the coast, stronger links to the cliffs, particularly in the east, and a strong urban character focus in the shopping area.

- Along Telscombe cliffs, the cliff top walk exploits the limited open space along them, and the Meridian Monument provides a focal point. There is access to the dramatic promenade below, with the view of the unnaturally smooth and straight, engineered cliffs.

The wildness of the cliff top should be enhanced by providing space and sympathetic management for the cliff-top vegetation.

- The Plotlands have a character all their own, and there are surviving pre-war timber structures.

The unkempt feel of the area should be softened by planting. The coastal scrub that grows in this area should be reinforced to provide screening of the area, better wildlife habitat, and an amenity buffer zone for the Downs

- Telscombe Tye is a useful wedge of downland that sweeps to the cliffs, giving a sense of naturalness, with wide coastal and Downland views. **The vegetation should be managed to conserve the species-rich grassland.**

- Northern Peacehaven has a more relaxed, leafier character, where *Macrocarpas* and other coastal conifers give a less exposed feel. **To strengthen the subtle local distinctiveness, additional tree planting should be made, where appropriate, with species to reflect this local character, and existing trees and tree groups within the town conserved.**

See the accompanying table in Appendix F, which summarises the existing supply of open space in Peacehaven and Telscombe Cliffs, and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.4 Seaford

Key Characteristics

- Built on a gentle downland dip slope, Seaford is at the eastern end of the long, exposed shingle beach of Seaford Bay.
- The town has a fine distinct core of an old fishing village, built away from the beach.
- Away from the core are large areas of early twentieth century large villas, and large areas of late twentieth century housing estates and seafront development.
- From the west, the town is seen against the chalk cliffs of Splash Point and Seaford Head.
- The town has many large open green spaces, often along the seafront, such as Martello Salts, Hawks Brow, and the Salts.

- The fine, long, curving shingle beach stretches from the foreshore beneath Seaford head to Newhaven, and features the evocative Tidemills, ruined by shelling practice from the Fort, and a Martello Tower, now housing the town museum.

Green Network

- Seaford has the benefit of the long coastal open space, with the delights the seaside brings.
- However, the network breaks down somewhat north of the A259, leaving large areas of the town with little accessible open space of any size.
- Opportunities should be taken to remedy this.

Supply

- Seaford's coastal location against the backdrop of the Downs gives the edges of the town good access to open countryside, Seaford Head to the east and to the beach.
- In the central areas of the town, however, access to the open countryside is restricted by large, perimeter, twentieth century housing estates, the severing effect of the main through-route and, in the south west, by the railway.
- There is not a strong green network right across the town, but some areas connect to the open countryside or beach in the south and east, notably at Seaford Head, and where other greenspaces adjoin the seafront.
- A good footpaths system link the town with countryside and along the coast.
- Amenity greenspaces within the town, some of them large and very large, are well cared-for but often lack any horticultural or wildlife interest or local identity.
- Crouch Gardens are the only high quality gardens in the town. The gardens are rich in local character and quality horticulture, and are a tiny gem of a space.

Demand

- Residents feel there is insufficient provision for children and young people, and that the lack of formal play and sports pitches puts too much pressure on informal recreation areas such as the Crouch amenity greenspace.
- There is a long waiting list for allotments.
- People feel there is insufficient amenity greenspace, accessible countryside, parks and gardens, and civic spaces.

Standards

Local character areas within the town

Within the Landscape Character of Seaford, there is rich local diversity.

- The Old Town area is very distinctive, dating in some parts from mediaeval times, with small shops, flint-walled cottages and walls, and church. Flint walls with brick quoins, intricate forms, varied rooflines and a very small human scale typify this area. **Its quality and character could be conserved by lessening the clutter of signage where**

possible, and keeping design detailing to the fine character and quality the area deserves.

- The East Blatchington area feels leafy and secluded, with its large Victorian villas. It stretches from Blatchington Road, up Firle Road, with large gardens and tree-lined streets, past St John's and Bowden House schools and Seaford Head Golf Course. The Firle area is very distinctive and of high quality, with large mature private gardens, avenues of mature trees and park-like small green spaces.

The local identity of this fine area should be conserved and any new open spaces must achieve the quality and character that it exemplifies.

- The character of the Seafront area is somewhat chaotic 'suburban seaside', with a wide variety of architecture. Some newer developments lack any local identity, with ubiquitous architecture and open development edges highly visible from the downland. The focus is on the views of the sea, and the route along the beach, but the eastern end of the resort is a little drab.

Local identity should be strengthened by the removal of eyesores, clutter and any poor quality design details and materials, and replacing them with fine quality materials in keeping with the marine character. New development should respect the original flinty, varied, small scale character of the town.

- The Central areas of Seaford, including Sutton and Drove Road, have large swathes of fine Edwardian housing, giving a spacious, period, suburban feel. The identity is somewhat weak in that the area lacks a focus on the sea or downland. **The character of the area is only subtle, but should be respected. The rich red brick and period detailing give identity that should be strengthened by design details in the landscape, and by planting to echo the era with species to reflect local character, such as evergreen hedging and Corsican pines. Links with the rest of the town and to the edge via a green network, should be strengthened.**

- Over on the east of Seaford, in the Chyngton area, is an area of older housing that focuses on the countryside to the east and south, which includes the older and flinty Chyngton Conservation area. This area is one of the most attractive parts of Seaford, overlooking the downland to the south, of strong character and high quality. The area's identity comes from the flinty core, and the surrounding downland. Strong links to the downland exist, such as the north-south greenway by Chyngton Farm.

Using high quality rural materials and detailing, such as flint pebble walls, and strengthening links to the downland should help to conserve the character and quality of this area. Any new open space should be managed in a sustainable way,

leaving grass and wildflowers to flower around pitches to enrich the soft open downland character of the area.

- On the newer estates, around Princess Drive to the north -west, and Lexden Road to the north east, the high ground and scarcity of tree cover give an open, breezy suburban character.

Character should be strengthened by using appropriate detailing and materials such as marine timber and shingle, and by providing focal points, sculptural features. The amenity green spaces which suffer from a lack of character should have a more sustainable management regime to let attractive local chalk-loving vegetation flower, to increase the visual amenity and wildlife value.

- Situated on the outskirts of Seaford, Bishopstone is a small downland village formally on an inlet of the sea, now lying inland from the coast between Newhaven and Seaford. It has an elegant manor house, a Saxon church with square flint Norman tower, and whitewashed cottages grouped around the green, known locally as the Egg.

The village has a strong local identity, with good links to areas of high quality landscape. This character should be conserved by guarding against clutter, and unsympathetic design detailing.

See the accompanying table in Appendix F, which summarises the existing supply of open space in Seaford and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.5 Upper Ouse Basin

Key Characteristics

- In this southern-most area of the Upper Ouse Basin, which forms the northern part of Lewes District, there is an intricate pattern of streams, woodland, hedges and shaws.
- This is gently undulating country of broad ridges and wide valleys, with some large-scale arable farming on the less steep slopes.

4.5.2 Newick

Key Characteristics

- This large village is set in undulating countryside, with a patchwork of heathy common land, small fields and woodland.
- There are extensive views to the south over the common land from some parts of the village.
- The attractive old village centre is of white weather boarding and whitewashed houses, some hung with red tiles, surrounding the central village green.

- The sandstone church, dating from the 11th century, stands away from the centre.
- The village green, with its ancient village pump, is on either side of a busy through-route.

Supply

- Newick has a good network of public footpaths that give access to open farmland, woodland, commons and accessible countryside.
- The village has access to the commons and nature reserves of neighbouring Chailey.
- The village green is well overlooked by houses and through traffic, which increases safety. The green gives the village centre a sense of place and repose, somewhat undermined by the road.

Demand

- The residents of Newick feel that the provision of recreational open space is 'about right'.

Standards

The parish has an attractive, cohesive local identity, set within landscape of good quality and a strong structure. The character should be conserved by controlling clutter, particularly with regard to ubiquitous road signage, and modern design detailing.

See the accompanying table in Appendix F, which summarises the existing supply of open space in Newick and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.6 Eastern Low Weald

Key Characteristics

- Open exposed flat and low-lying landscape, rising to higher ground on its northern edge
- Significant areas of flat, nearly treeless country with remote feel
- Large area under woodland, but in large blocks of two hectares or more.
- Strong rectilinear field and lane pattern, at right angles to the downland scarp
- Fields bounded by declining hedges and wire fences, with small wind-bent hedgerow trees.
- Fine open views of the Downs
- Small winding, partly tree-lined streams, and straight drains and channels.
- Away from woodland, the Eastern Low Weald has little cover from either trees or topography, and the straightness of the roads exacerbates this lack of cover

4.6.1 Ringmer

Key Characteristics

- The village of Ringmer, one of the largest in East Sussex, ribbons along a through-route to Lewes, is set against the backdrop of the Downs and surrounded by open agricultural land.
- Ringmer takes its character from the original core of the settlement, which is now designated a Conservation Area, and surrounds a fine, large, well-kept village green, bordered by flower beds. .
- The large green and the through-route give the village an open expansive quality that is rare in East Sussex villages.
- The conservation area is large when compared to others within the district and contains several different areas of diverse characters, but the richness of the high quality historic buildings, built in the 17th and 18th century, gives it cohesion and reflects the prosperous past of the village.
- The late twentieth century centre, a block away from the Lewes Road, contains a range of high quality shops and services.

Supply

- The village green is a good quality characterful area of amenity greenspace, providing many functions, but lacking much for young people, such as small goal posts.
- There is good provision for infants and junior children's play on the village green, but the skate-park for youths has been hidden away on an amenity greenspace between a council estate and the shopping area. In this quiet area it has not had sufficient surveillance to prevent the area becoming badly and dangerously vandalised.
- There is a network of footpaths around the village, but few to accessible areas of countryside.

Demand

- The people of Ringmer feel there is insufficient civic space, and too few greenways.
- They would like more cemetery space.
- There is a lack of informal football pitches.

Standards

The history rich character of the conservation area should inform any development of the rest of the village. Care should be taken the preservation of the conservation area is not at the expense of other amenity areas within the village.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.7 Western Low Weald

Key Characteristics

- This narrow tract of low-lying clay vale lies south of the High Weald, along the foot of the Downs, between Ditchling and Ringmer in the South and North Chailey and Isfield to the North.
- Most of the area is gently undulating, flatter to the east, with a pattern of low ridges and shallow, intimate winding valleys.
- It is a landscape of small fields, small and larger woodland, and hedgerows with abundant hedgerow trees, especially oaks.
- The abundant trees and hedges, combined with the undulating landform create a sheltered, secluded and homely countryside with a strong landscape structure, though more open near the Downs and the River Ouse.
- Gentle, winding, alder-lined streams and rivers are a feature of the area, the largest being the River Ouse.
- To the south, views of the coombed, partly wooded scarp of the Downs form a constant backdrop to the landscape

4.7.1 Barcombe

Key Characteristics

- Three communities in one, Barcombe consists of the original village around the church, the larger Barcombe Cross, built on higher ground to the north, where villagers fled to escape the Black Death, and Barcombe Mills.
- Barcombe Mills, a picturesque riverside recreation area, whose riverside flour mill is mentioned in the Domesday Book, lies in the broad river valley where weirs create a web of waterways in the flat floodplain, next to Barcombe reservoir.
- Its higher position gives Barcombe Cross views to the west.
- The dismantled railway runs through the villages, providing an ideal greenway.
- The abundant supply of accessible waterways, riverside walks and fishing grounds around the parish of Barcombe gives it its unique character.

Supply

- Barcombe is blessed with a fine network of footpaths, greenways and waterways.
- The large recreation ground, next to the school, is rural with unspoilt views over open countryside to the west. It is busy and well used.

Demand

- There are not enough allotments to satisfy demand.

- People say they would like more natural and semi-natural urban greenspace.

Standards

The naturalness of the countryside wildness of the countryside, with the accessible riverbanks and facilities such as the waterside pub and the boats for hire, gives Barcombe a wonderful recreation attraction that should be conserved.

See the accompanying table in Appendix F, which summarises the existing supply of open space in Barcombe and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.7.2 Chailey

Key Characteristics

- Tracts of semi-natural common land, some of it open heathland of gorse and birch, some wooded, give this large parish a robust landscape structure and strong local identity.
- Set in undulating country, the villages of Chailey are strung along the north-south through route, the A275.
- A 13th century church is in the old village of Chailey.

Supply

- The commons and nature reserve that around North Chailey give the villagers enviable access to open countryside.
- A green-lane and a good network of footpaths links settlements of South Chailey, South Common and South Street, but Chailey is not linked by footpaths to other villages in the parish, except along the A275.
- Markstakes Wood is common land, giving a good robust amenity space of excellent wildlife habitat and very high visual amenity.

Demand

- People feel there is insufficient provision for children and young people.
- There is a waiting list for allotments.

Standards

The common land that is such a feature of the parish gives a natural, wild quality cherished by villagers and visitors alike. More signage and interpretation of a rural character will enable greater enjoyment of the area.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish of Chailey and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.7.3 Wivelsfield

Key Characteristics

- Wivelsfield, the most western village in the District, and Wivelsfield Green are twin communities almost linked by newer development.
- Paradoxically, Wivelsfield is the one with a green.
- Larger fields, trees and some woodland surround the village, with a stronger landscape structure of shaws and hedges to the east, while Ditchling Common lies to the south.
- Wivelsfield is of mainly Victorian and twentieth century origin and is suburban in character.

Supply

- Wivelsfield has a large, well looked-after recreation ground.
- There is a good network of public footpaths, especially to the south of Wivelsfield, through West Wood via the Sussex Border Path.
- Ditchling Common Country Park provides fine accessible countryside, a short car journey away to the south.

Demand

- The parish has not identified any deficiencies in their provision.

Standards

The character of Wivelsfield is only subtle and is not historic, and opportunities to create a robust, more rural character appropriate to the Lewes District should be taken.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.7.4 Plumpton

Key Characteristics

- The parish runs in a ribbon from the top of the Downs, down the scarp, past the large scarp foot fields and the old village of Plumpton and Plumpton Place, up the greensand ridge and the racecourse, to the north of Plumpton Green six kilometres to the north.
- Plumpton Green is a newer, larger community that has grown up since Victorian times, north of the railway station and the well-known National Hunt racecourse.
- Here the landscape is less open, with smaller fields and, hedges and trees, wide skies and short views over the pasture.

Supply

- Plumpton has a fine greenway running west to Streat, and east to East Chilington, and a good network of public footpaths, especially to the west.
- The Downs to the south are a short drive away.
- The parish lacks any large areas of woodland.

Demand

- Plumpton Green has a fine recreation ground, with children's play equipment and a small skate park.
- However, vociferous local opinion is that (all) children need more challenging play equipment, which is exciting and dangerous-looking, and stimulating to the imagination, while inherently safe.

Standards

Plumpton Greens local character is less characterful than the older parts of the parish, but it is rural and lively. This subtle character should be respected and not further eroded by modern signage and clutter.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.7.5 Streat

Key Characteristics

- Streat is a ribbon parish running from the Downs into the Low Weald.
- The tiny ancient village of Streat sits along the Greensand Ridge, at the crossroads of the old sunken drove road and ridge-way, giving fine long views to the downland scarp.
- It has been inhabited since the Stone Age; in the Domesday Book it was known as Estrat.
- The village consists of Streat Place, and very fine Elizabethan manor house of flint with sandstone quoins, an Early English church of the same materials, together with a few houses and cottages. It has excellent architectural interest and cohesion.
- The ridge-way is now a green lane running from Streat, east, past Plumpton Racecourse and the Roman ridgeway to East Chiltington.

Supply

- Long north-south bridleways, old drove roads, link the north of the parish with the Downs, and these, together with the ridge-way greenway links with public footpaths running west to form a good network for walkers.
- This very rural parish with its tiny village has little more than the footpaths and a cemetery but is surrounded by outstandingly beautiful landscape.

Demand

- The parish has not identified any deficiencies in their provision.

Standards

The parish's quiet secluded character must be conserved, together with the fine quality and the architectural cohesion.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.7.6 Hamsey and St John Without

Key Characteristics

- The landscape of Hamsey is one of dramatic contrasts, from the steep downland scarp to the flat wetlands of the Ouse.
- The parish stretches from the River Ouse in the east to Mount Harry in the west, from Landport in the south to Bevern Bridge in the north, and includes the villages of Offham, Cooksbridge and the ancient hamlet of Hamsey.
- The parish possesses two churches both dedicated to St. Peter.
- Hamsey hamlet, once a village that has now disappeared, and the 'Old Church' is situated on a hillock in a deep curve of the River Ouse, surrounded by wide level watermeadows.
- The 'New Church' is to be found three quarters of a mile away on the A275, surrounded by the cluster of flint cottages that forms the village of Offham.
- Set tightly against the scarp at Offham Hill, Offham is perched above the banks of the Ouse.
- Further north along the A275, Cooksbridge has grown around the railway station in the undulating clay lowlands, and is Victorian and twentieth century in origin
- The contrasting character of the two older settlements gives the parish great local distinctiveness, which is somewhat undermined by the bisecting affect of the main road.
- The busy road, and the clutter and signage it brings, are eroding the rural character of Offham.

Supply

- Hamsey residents have access to a beautiful wetland landscape, on riverbank footpaths that run north the Barcombe, and west to Cooksbridge.
- The busy A275 road is something of a barrier to the walkers to the west.
- There is a footpath up the chalk scarp of to the accessible downland of Offham Hill, connecting to the South Downs Way.

Demand

- Residents feel there is insufficient provision for children and young people
- The parish has said that here is 'too little semi/natural urban greenspace', and that there are too few greenways.

Standards

The local distinctiveness of the parish should be conserved. If possible, the impact of the A275 on Offham should be constrained by clutter-less traffic calming.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish of Hamsey and St John Without, and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.7.7 Ditchling

Key Characteristics

- A typical ribbon-shaped parish, stretching from downland pastures to the springline settlement, and north, beyond to the common.
- Evolved on a low ridge, at the crossroads of ridge-way and drove road, the tight core of Ditchling is mediaeval.
- Just off the now busy crossroads is St Margaret's Church. Built of flint with a shingle spire, it dates from the 13th century.
- Beside the church leans a huge ancient pine, a partner for centuries. The church yard and pretty village green are bounded by ancient flint walls and barns, and duck pond.
- Long associated with artists, engravers and sculptors, the thriving self-contained village once housed a wide variety of tradesmen serving a farming community, and the high quality housing dating from many ages reflects this tradition.

Supply

- Ditchling is well served by its backdrop of high quality surrounding countryside, from the bostals climbing the scarp of the Sussex Downs National Park, to the more easily accessible Ditchling Common County Park, and Lodge Hill.
- Many long-distance footpaths such as the South Downs Way, at Ditchling Beacon, and the Sussex Border Path are within easy reach.
- The local recreation ground is large and park-like with facilities for all ages, including a cricket pitch that hosts the county side on many occasions.
- The village green is small but very picturesque, and is the centre of village life. Frequently marquee-covered, it is used for many village events
- Informal open space is well maintained.

Demand

Local opinion indicates:

- That there should be more natural or semi-natural urban greenspace, more land for allotments, more facilities for children and young people, and more greenways.
- That high traffic levels and narrow pavements make journeys to recreational space and footpaths difficult for unaccompanied children.
- Informal open space is within easy reach on foot or by car, and is most often accessed on foot.
- This parish is well served by high quality countryside, but is a gateway to that countryside for a large local population, from local towns such as Burgess Hill and

Haywards Heath and tourists from further afield. There are concerns that visitors, though welcome, put pressure upon the open space and the village.

Standards

The character of the parish Ditchling continues to be rich and historic, and the spaces within the village are of high quality, with strong rural links to areas of high quality landscape. This character should be conserved by guarding against clutter, ubiquitous architecture and design detailing.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.5.8 East Chiltington

Key Characteristics

- This small parish forms a narrow strip about 6 miles long and 2 miles across at its widest point, and runs from the 206m high Black Cap, crowning the downland scarp, down through large arable fields to the Greensand ridge on the line of the old Roman road, to the edge of the Wealden clay in Great Home Wood.
- Along the east-west undulating ridge lies the picturesque settlements of Chiltington and East Chiltington.
- The parish is very rural and unspoiled, and the countryside around the settlements is open in character.
- The beautiful East Chiltington Church dates from the 13th Century.
- East Chiltington is picturesque but somewhat dispersed along the lanes, in a local landscape that is open in character. The effect is a lack of focus for the settlement.

Supply

- The peaceful and remote Hollycroft recreation ground provides informal play for all ages.
- Long north-south bridleways, old drove roads, link the north of the parish with the Downs.
- Footpaths link the settlements, and a bridleway links Chiltington with Warningore wood and the Downs.

Demand

- The residents have said that network of footpaths is poor and more allotments are needed.
- They feel there is too little amenity greenspace, and too little civic space (although civic space would not be in keeping with the rural character of the area).
- They say there is insufficient children and young people's provision.

Standards

The parish should retain the high quality and strong character of its settlements, and any opportunity to give a focus should be taken.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.8 Ditchling - Mount Harry

Key Characteristics

- This is the highest, most inland part of the East Sussex Downs.
- It has more woods, treebelts and parkland than in most of the Downs; beech is prominent in treebelts and woods, while whitebeam can be seen on parts of scarp.
- The scarp-foot villages are dominated by their flint churches, at Westmeston and Offham.
- To the north there is a fine, fluted scarp of scrub, woods and grassland
- There are wide, rolling ridges and valleys to the south, of mostly arable farmland, some of it remote.
- There are outstanding views across the Weald and along the Downs to east and west, especially from Ditchling Beacon, from where the Surrey Hills, Hampshire and the Isle of Wight are visible on the clearest days.

4.8.1 Westmeston

Key Characteristics

- The parish runs from the crest of the Downs, down the scarp, past the scarp-foot settlements and across undulating and wooded country to the north of the greensand ridge.
- The village of Westmeston is tucked against the downland scarp, where the through-route runs up to the Downs in a sunken lane, and turns to run along under the scarp, near the foot of Ditchling Beacon.
- Westmeston is a charming grouping of mainly flint cottages around the church of St. Martin, a fine flint church with sandstone quoins dating from before the 13th century.

Supply

- Westmeston is the only village in the District that is tucked tightly to the face of the scarp, which gives it immediate access, for the fit climber, to the Downs and the South Downs Way at Ditchling Beacon.

A network of paths serves the north of the parish, and links the village with its neighbours. Westmeston bostal links the village to the South Downs Way

Demand

- The parish has not identified any deficiencies in their provision.

Standards

The distinctive village of Westmeston with its flinty cottages should retain its high quality and strong downland character.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.9 Firle-Bishopstone Downs

Key Characteristics

- Small segment of downland, encircled by scarps, to the west of Alfriston and the River Cuckmere
- Bold, northeast-facing main scarp with winding dry valleys, secondary north-facing scarp curves to follow the southern Wealden District boundary, west and north from the Cuckmere.
- Rolling arable dipslopes and scarp-foot fields with prairie-like field pattern.
- Scrubby scarp slopes, smooth crests, little woodland.
- Flint springline villages with some cover from trees.

4.9.1 Firle

Key Characteristics

- Set in the grounds of the historic Firle Place, the village is privately owned by Lord Gage.
- The lack of modern clutter and signage, and quality of the rural details give the village a unity and a timeless feel. It has a quality of a by-gone age.
- The narrow village street in Firle looks much as it did a century or more ago, and has become a favourite backdrop for film makers.
- The village lies below Firle Beacon, the highest point on the Downs between Eastbourne and Brighton.
- A road leads to a car park near the summit from where there are glorious views south to the English Channel and north to the wooded Weald.

Supply

- Firle is well supplied with long distance downland footpaths in the AONB; the Firle Bostal, Comp Lane and the South Downs Way are all close.
- The grounds of Firle Place are park-like, and within them are pitches and recreation grounds of fine character and quality.

Demand

- The parish has not identified any deficiencies in their provision.

Standards

The very high standard of quality and strong character must be retained.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.9.2 Tarring Neville

Key Characteristics

- Tucked into the foot of the chalk scarp, on the east bank of the Ouse, this village has the distinction of being the smallest in Lewes District.
- Seven cottages, two farms and a twelfth century church, are all that is left of a once much larger village ravaged by the Black Death, in the 14th century.
- Although the landscape in immediate vicinity is somewhat cluttered, there are fine views over the flat Ouse Valley to Piddinghoe.
- The lack of investment in the village in the last seven centuries has left it unspoilt but lacking quality.
- The Newhaven road erodes the peace of the village.

Supply

- The village has no recreational provision
- There is a track into the Downs and a footpath down to the river.

Demand

- The parish has not identified any deficiencies in their provision.

Standards

The village's character should be strengthened, while the quality of the spaces surrounding the village should be improved.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.9.3 Telscombe Village

Key Characteristics

- Telscombe Village is tucked away in a cleft in the Downs, seemingly remote, accessible only via a narrow meandering Downland road.
- Victorian Gothic and much older buildings are tightly arranged around the road, and are somewhat unified by the fine flint walls.
- In this conservation area there has been no development since the nineteenth century; the oldest building is the church of St Lawrence, of Norman origin.
- While the character of the village is unspoiled by modern development, the village is lacking quality maintenance of the small amenity areas, and cohesion of style and materials in the architecture.

- The mature trees that surround and thread through the village and the sunken quality of the road give deep shade and enclosure that contrasts with the surrounding open arable downland.

Supply

- The village has little recreational open space provision except long distance downland footpaths.
- There is a motorbike scrambling course in a field to the north of the village.

Demand

- The villagers think there is too little provision for children and young people

Standards

The village should retain its unspoiled character and seek to improve the quality of the materials and detailing.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.9.4 South Highton

Key Characteristics

- South Highton village has a fine setting, on a west facing downland scarp overlooking the Ouse, and an old flinty core.
- The downland location lends the parish a highly distinctive and strong sense of place.
- South Highton is surrounded by landscape of great variety, with downland trees and scrub, and farmland, and the flat bottomed river valley.

Supply

- There is a network of footpaths into the downland, from the village centre to the South Downs Way, and down to the river.

Demand

- The villagers think there is too little provision for children and young people

Standards

The village should retain the unspoiled character of its core, and the character should be enhanced in other areas by strengthening links to the downland paths, and by reflecting the old flinty character of the area back into local detailing.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.10 Lower Cuckmere Valley

Key Characteristics

- This small, narrow, valley is closely contained by the Downs, and secluded and intimate in character.
- The small, winding, attractive River Cuckmere flows through reed-beds and meadows rich in wildlife interest.
- The mouth of the river has a bare, open character, where the river cuts through the chalk downland to form a pebble beach at Cuckmere Haven.
- Undulating landform and sparse vegetation only soften, rather than hide, settlement edges, which are highly visible from downland.
- The west bank of the river and the downland that contains it, both north of Cuckmere Haven and further north at Cradle Hill and High and Over, provides accessible countryside of very high quality and character for the people of Seaford and further afield.

4.11 Lower Ouse Valley

Key Characteristics

- This is a landscape of impressive scale
- The distinctive outlines of Kingston Scarp and Mount Caburn overlook the wide, flat-floored valley.
- The skyline of Lewes is visible to north.
- Within the flat floor of the valley, are islands of higher ground; The Brooks, and the two 'rises'.
- The villages - Kingston, Iford, Rodmell, Southease, Piddinghoe, Tarring Neville - share a flinty identity and have Norman churches, often with unusual romantic-looking round towers; yet they each have a separate character.
- The engineered river channel is somewhat monotonous

4.11.1 Iford

Key Characteristics

- Iford is tiny, peaceful, working village on the west bank of the Ouse, off the minor road from Lewes to Newhaven.
- Farm buildings to the north of the village have been converted to high quality office accommodation. To the south of the village, huge agricultural buildings tower above the lane.
- The village, which runs in a u-shape around the high flint walls of Iford Manor, has a private remote feel.
- Its focal point is a fine Norman church of rough flints.

Supply

- The village has little in the way of amenity greenspace, no allotments or kickabouts but it is surrounded by open countryside with tracks up the downland scarp.

Demand

- The parish has not identified any deficiencies in their provision.

Standards

While conversion to offices has given a high quality environment to part of the village, the feeling is city/rural. Care must be taken to conserve the local distinctiveness, and not let the character erode to simply urban.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.11.2 Piddinghoe

Key Characteristics

- Once a busy port with a history of smuggling, Piddinghoe is perched on the edge of the Ouse, with boats moored to a small quay, and the tang of salt in the air.
- The village is residential, very compact, and immaculately maintained, mostly by the residents themselves.
- The small cottages and houses are close together, with tiny gardens that spill into flower-filled public space, including gladioli round the village green, giving a 'gardenesque' character.
- The village has the only remaining bottle-shaped brick kiln in the country. Its church is one of three in the Ouse valley to have a round Norman tower.
- Some new building in the south of the village has not been in keeping with the local scale that is so characteristic of the village.

Supply

- Piddinghoe is fortunate to have a close association with the river, but the river and the busy Newhaven Road limit walking to the riverbank footpath and footpaths to Peacehaven.
- The village recreation ground and tennis court are pretty but tiny.

Demand

- The village enjoys huge community involvement in the maintenance of their recreational spaces, coupled with a fear of outside interference.
- They have said that there are not enough allotments, not enough greenways, and no footpaths or links to neighbouring hamlets.

Standards

The high quality of the spaces in the village should be retained. The small scale of the heart of the village and the density of the tiny cottages give the distinctive local character that should be retained.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.11.3 Rodmell

Key Characteristics

- Rodmell is a small village of flint and thatch, consisting of one main street that is set at right angles to the Lewes-Newhaven Road, the western half tucked into the Downs and the eastern half overlooking the flat floodplain of the Ouse.
- Footpaths to the east give access to a plotland edge, and fine views to the floodplain.
- Larger than its immediate neighbours, the village has a pub and a fine Norman church which houses an ancient Sussex marble font, said to be Saxon.
- Having a through-route cutting the village in two, the village is busier than its neighbours and has a more lively character

Supply

- Rodmell has easy access to the South Downs Way, and a footpath down to the river, but has poor footpath connections with its neighbouring settlements.
- The recreation ground is small but picturesque with beautiful views over the valley to the north, and the downland to the east.

Demand

- The above mentioned poor footpath connections with neighbouring villages are the only deficiencies the parish has identified.

Standards

The rural character of the village must not be eroded by modern development and clutter on the C7 road.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.11.4 Southease

Key Characteristics

- Southease is a very picturesque unspoiled village, with a small village green, beside an ancient flint church with an early Norman round tower.
- The beautiful church is mentioned in a charter of Saxon King Edgar in 966, the present small building being all that remains of a far larger church destroyed in the 14th century.

- The flint cottages are tiny with huge roofs, some thatched.
- No visible sign of the last two or three centuries spoils the timeless quality of the village.

Supply

- **For such a tiny settlement, Southease is very well connected; it has a station, a bridge over the River Ouse, and the South Downs Way runs through the village.**
- **However, it has no footpath to any other settlement nearby.**
- The village green is the only recreational open space

Demand

- The parish has not identified any deficiencies in their provision.

Standards

The scene around the village is utterly unspoiled and timeless. This local character must be conserved.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.11.5 Beddingham

Key Characteristics

- This tiny rural village, part of the parish of Gynde, has existed since Saxon times, when its church was wooden; the Normans creating its modern construction in local flint from the Downs.
- The village lies in the valley bottom under Mount Caburn, south of Glynde Reach, next to the A27/A26 roundabout, which spoils the tranquillity of its rural setting.
- Apart from the church and some flint and brick cottages, there are only a few farm buildings.

Supply

- The village is poorly served by footpaths, and has no other provision.

Demand

- The parish has not identified any deficiencies in their provision.

Standards

The character of the village should be protected from further degradation, and the quality of the area enhanced.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the village and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.12 Falmer/Telscombe Downs

Key Characteristics

- This is a predominantly treeless landscape of bold, bare rounded ridges and smooth skylines.
- The winding, deep-branched interior dry valley system is remote and visually isolated.
- The high, coombed scarp gives with outstanding views of the Ouse Valley, Kingston and Ashcombe.
- The two isolated tree plantations on northern slopes are in an otherwise open landscape.
- Castle Hill National Nature Reserve is a species-rich landscape of scrub and chalk grassland
- Elsewhere, there is a predominance of arable farmland, despite some extension of grassland that has occurred under the ESA initiative.

4.12.1 Falmer

Key Characteristics

- Cut in two by a busy dual carriageway, and dominated by Sussex and Brighton Universities, this pretty village on the Brighton border has managed to retain its identity.
- The cottages and houses are mostly of flint with red brick quoins, with fine flint garden walls.
- To the south of the road, the southern half of Falmer has a church, attractive village green with a large duck pond

Supply

- Falmer has no footpaths to other settlements, and just one to downland to the south.
- It has a cemetery.

Demand

- The residents have said that there is too little semi/natural urban greenspace, and not enough provision for children and young people.

Standards

In landscape terms, the focus of the village is south of the A27, on the village green and the duck pond. It should be maintained to its present high quality, while retaining and enhancing its local character.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.12.1 Kingston and St Ann Without

Key Characteristics

- Until 1922 Kingston was just a single street of flint cottages and finer houses, a 12-14th century church and a village green.
- This core remains in a fold of the Downs, but is now surrounded by twentieth century houses of suburban character.

Green Network

Supply

- Kingston has a fine large recreation ground, and other areas of amenity open space, and a delightful flower-filled churchyard.
- Its setting on the eastern slopes of the Downs about the Ouse flood plain affords it fine views and access to high quality countryside by a network of footpaths.

Demand

- Villagers have said that there is 'not enough maintenance of footpaths and styles, not enough civic space, and too few greenways'.

Standards

The character of the twentieth century housing is weaker than that of its flinty core, so opportunities to enhance and strengthen it should be taken. Amenity greenspaces are of high quality, and their character helps to offset the suburban identity of the village.

See the accompanying table in Appendix F, which summarises the existing supply of open space in Kingston and St Ann Without, and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

4.13 Lewes Downs

Key Characteristics

- Lewes Downs consists of a unique, isolated block of Downs, falling steeply on all sides rather than having a scarp and dip slope.
- The downland is cut by bold, deep coombes, notably Malling Coombe, and old quarries, to create a locally complex topography.
- There are substantial areas of flower-studded chalk grassland, scrub and woodland, and a nature reserve.
- Mount Caburn and its landmark hillfort are the highest point.
- The interior valley has an isolated, secluded, remote feel that contrasts with the well-ordered farmland, the woodland and parkland of Glynde and Glyndebourne estates
- The Glyndebourne Opera House, a late 20th century building is a unique landmark.
- The western edge gives panoramic views over Lewes.

- The southern slopes have a less isolated feel due to the hang-gliders, and the views across the A27 to the Lower Ouse Valley.

4.13.1 Glynde

Key Characteristics

- The village is set against under the Caburn scarp, above Glynde Reach, with wonderful views south to the Downs
- The village is cohesive, well maintained and unspoiled, with fine flint and stone houses; it grew around the medieval Gynde Place.
- Gynde Place was rebuilt as a beautiful Elizabethan house of Sussex flint and French Caen stone.
- The church is built in the Palladian style.

Supply

- The village has a fine large recreation ground, set in the Glynde Reach levels with far views out to the Downs to the south.
- A place of strong local identity, period charm and high quality, the rec. has a wide range of facilities, an excellent cricket pitch and an open air swimming pool.

Demand

- The parish has not identified any deficiencies in their provision.

Standards

The village of Glynde has a landscape of a strong and cohesive character, and it is of very high quality. It should be conserved to ensure this does not alter.

See the accompanying table in Appendix F, which summarises the existing supply of open space in the parish and applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.