

APPENDIX E Local Green Spaces

Plaistow and Ifold Neighbourhood Plan 2023 - 2039

	Page
LGS i1: Loxwood Hills Pond, The Drive, Ifold	2
LGS i2: Ancient Woodland in the Centre of Ifold	4
LGS i3: Landmark Oak Tree at the entrance to The Drive, Ifold.	6
LGS P1: Plaistow Recreation Ground, Plaistow	8
LGS P2: Cox's Pond (Plaistow village pond) Loxwood Road, Plaistow	10
LGS P3: Plaistow Preschool Playground, Winterton Hall, Plaistow	12
LGS P4: Nell Ball Hill and Trig Point, Dunsfold Road, Plaistow	14
LGS P5: 'Foxfields' – Football Field, Dunsfold Road, Plaistow	16
LGS P6: Nell Ball Entrance Community Orchard, Nell Ball, Plaistow	18
LGS S1 – Shillinglee Traffic Island	19

LGSi1- Assessment Against NPPF Para 106 Tests		
a.)	In reasonably close proximity to the community, it serves	Y
b.)	Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, history significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	Y
c.)	Local in character and is not an extensive tract of land.	Y
1. Date of Assessment: February 2025		
2. Address/Location: Green Space between PROW 624_1 and Loxwoodhills Pond, Ifold.		
3. Gross area (hectare): 4.69		
4. Current use: agricultural/open space/allotments/scrubland/buildings: Part of the rear garden and lake of the property known as Loxwood Hills. The area proposed for designation is outside the Settlement Boundary and in Flood Zone 2 and 3.		
5. Ownership: Privately owned.		
6. Site Description: There are no historic buildings or structures in the space. However, there are important historic landscape features such as the many veteran trees (native species such as oak and holly), which surround the lake and old hedgerows bordering the site on the East, West and partially on the North boundary. The meadow alongside is maintained as mown grassland. There is a public footbridge (that appears on historic maps) on the Public Right of Way (Path Number: 624_1) and crosses the River Lox. There is also an ornamental, wooden footbridge (not historic) across the lake on the Western side. The area includes designated Ancient Woodland areas located to the rear of adjoining residential properties sited on the historic road of The Drive, the majority of which is classified as a public footpath and which is part of Headfoldswood Ancient Woodland and includes lone veteran trees. This Ancient Woodland contributes significantly to the predominant sylvan character of the Ifold settlement and is environmentally sensitive.		

7. Existing and potential means of access: Access for viewing is via The Drive and Public Right of Way (Footpath Path Number: 624_1), which crosses the green space.
8. Is the site Previously Developed Land? No.
9. Development History: None.
10. Contamination (Env Health Layers): None.
11. Environmental Designation: None.
12. Flood Risk: This area is in Flood Zone 2 and 3 in close proximity to the River Lox. The lake overflows at times of heavy rainfall. A sluice on the Eastern side controls the lake water level to the River Lox.
13. Any Tree Protection orders (TPO)? There are no TPOs but there are many, veteran trees of native species (e.g. oak and holly) surrounding the lake, which are being carefully and sympathetically, maintained by the landowners.
14. Surrounding land uses: A Public Right of Way (Footpath - Path Number: 624_1) runs through the site and leads to a footbridge crossing the River Lox. Old maps show that a footbridge has been in situ at this point for centuries. Surrounding the area are residential properties, agricultural land and adjoining Ancient Woodland.
15. Overall Conclusion: This area is demonstrably special due to its serene and tranquil beauty with varied wildlife and historical importance. It is the fishing and ornamental lake, and parkland of the original Ifold Estate and its manor house - Ifold House (built in c1812 by Edward Napper (in 1811 appointed High Sheriff of Sussex under King George III), which gives the settlement of Ifold its name. The area to the East and South of the pond (4.37 Hectare) is Ancient Woodland and in accordance with Natural England's Understand Access to Green Space Standards (ANGSt), is not considered an extensive tract of land. The area includes designated Ancient Woodland located to the rear of adjoining residential properties sited on the historic road of The Drive, which is part of Headfoldswood Ancient Woodland and includes lone veteran trees. This Ancient Woodland contributes significantly to the predominant sylvan character of the Ifold settlement and is environmentally sensitive. There is habitat conservation significance to the area as migratory geese and ducks annually use the space to nest as do wildlife emanating from the Ancient Woodland. Therefore, the area supports and enhances the opportunities for wildlife habitats and wildlife corridors. From 1879 the landowner, Lionel Leslie Constable, would breed dogs (beagles and whips) at Ifold Estate for hunting and to show. From 1919, a world-renowned Irish Wolfhound Kennel was established by Ralph Montagu Scott, the subsequent landowner. The dogs lived outdoors and would roam freely around the lake, hunting for rabbits in the adjacent Ancient Woodland. An article published in the American Kennel Gazette of January 1929 (Vol. 46, No. 1) on the subject of The New Dog of the White House; the Irish Wolfhound Cragwood Padraic, registered by the wife of Herbert Hoover, the American President-elect, and written by Arthur Frederick Jones has quite a lot to say about the Ifold Kennel. "The woods consist almost entirely of oak, with a little silver birch around the ponds and around the river. There are also one or two plantations of pinus sylvestris. The river, running through the park and the woods beyond, is a tributary of the Arun, and a favourite hunting ground for the pack of otter hounds in the district. There are also several ponds in the woods and some very pretty valleys. While the wooded hills are not very high, the country is by no means flat." Reference: www.irishwolfhounds.org/ifold.htm The Public Right of Way (Footpath - Path Number: 624_1) is also in the private ownership of Loxwoodhills Pond landowners and they for many decades, recognizing the importance to the community of the visual amenity from the footpath, installed a 1.2m cleft chestnut paling fence and have maintained the hedge to this height to restrict roaming but allow continued public access to the views across the meadow and lake. This is the main public right of way which is used by many Ifold residents to walk to the services and amenities located in Loxwood village. In view of the lack of public green spaces

in the centre of Ifold, one of the key benefits of Loxwoodhills Pond, being only 130m from the centre, is that it encourages residents to regularly access the lake footpath, which traverses this amenity and leads on to other Public Rights of Way. There is mention of the estate, house, lake and footpath in literature:

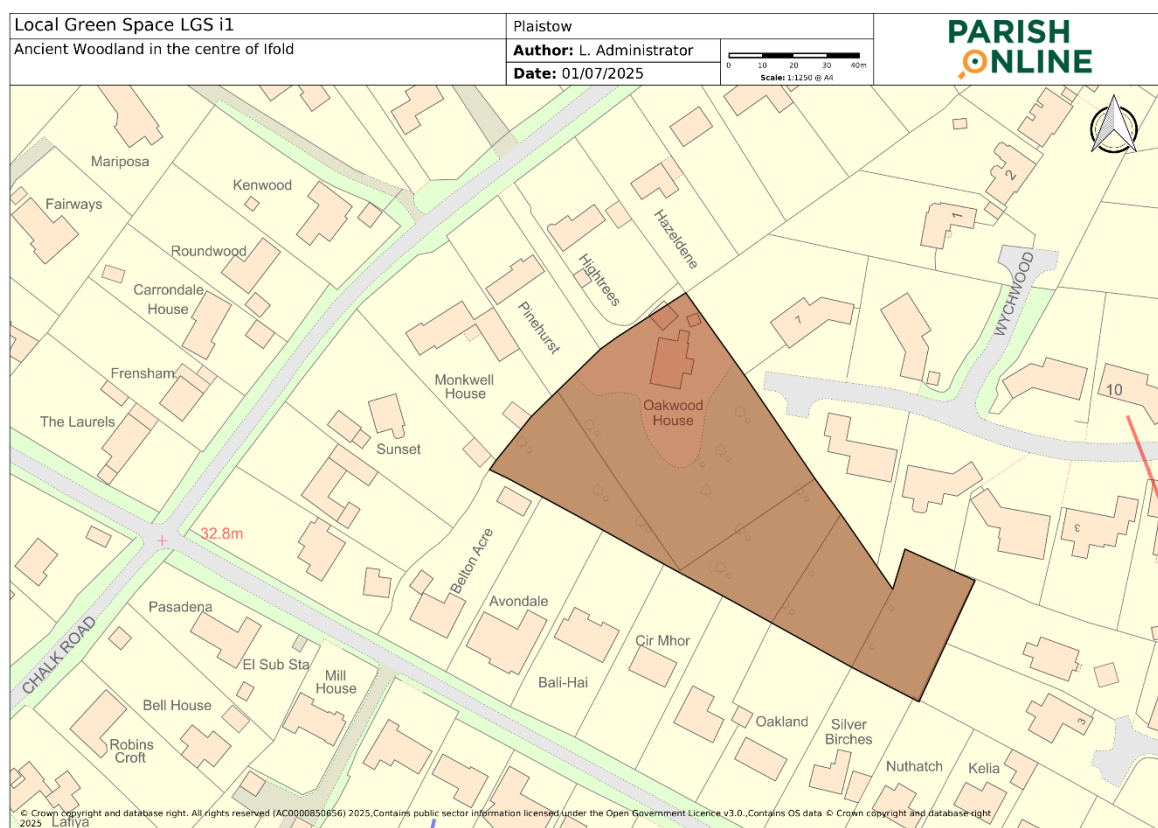
- c1812 "In the early part of the present century, Edward Napper, Esq., of Ifold, built a commodious mansion." A Compendious History of Sussex Volume 2 (Mark Antony Lower, published 1870).
- Ifold Loxwood & Plaistow Forgotten Border Villages, by C. H. Bayley (1988).



LGSi2 - Assessment Against NPPF Para 106 Tests		
a.)	In reasonably close proximity to the community, it serves	Y
b.)	Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, history significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	Y
c.)	Local in character and is not an extensive tract of land.	Y
1. Date of Assessment: February 2025		
2. Address/Location: Ancient Woodland in the centre of Ifold - adjoining and to the rear of residential properties on the junction of The Ride and Chalk Road; and The Close, Ifold.		
3. Gross area (hectare): 0.35		
4. Current use: agricultural/open space/allotments/scrubland/buildings: Ancient Woodland in the centre of Ifold - adjoining and/or part of the rear gardens of residential properties on the junction of The Ride and Chalk Road; and The Close, Ifold.		
5. Ownership: Privately owned.		
6. Site Description: Ancient & Semi-Natural Woodland. Main Habitat Present - Deciduous woodland. This is a natural habitat for wildlife including rare and declining Turtle Doves.		
7. Existing and potential means of access: Access is from The Ride and Chalk Road through frontages of each property. It also forms part of a wildlife foraging route through the centre of Ifold (badgers, deer, foxes,...).		
8. Is the site Previously Developed Land? No.		
9. Development History: Chichester District Council Ref.: • High Trees, Chalk Road - 26 planning applications between 1995 and 2017. 15 permitted; 10 refused; 1 pending. • Cir Mhor, The Ride - PS/97/00812/TPO, refuse; 12/00408/TPA, permit.		
10. Contamination (Env Health Layers): None.		
11. Environmental Designation: • Defra Magic Map - Unique Parcel Reference Number (OS Grid Reference of centre point): TQ0241831014. • National Forest Inventory 2014		
12. Flood Risk: None but the area can become waterlogged in winter due to poor drainage of the heavy, compacted clay soil.		
13. Any Tree Protection orders (TPO): • TPO Area Ref: 95/00801/TPO Group G1 o Individual TPO Ref: 89/00786/TPO (Oak T1) • TPO Area Ref: 97/00812/TPO Woodland W o Individual TPO Ref: 89/00786/TPO (Oak T12) o Individual TPO Ref: 89/00786/TPO (Oak T13) o Individual TPO Ref: 89/00786/TPO (Oak T14)		
14. Surrounding land uses: Residential properties		
15. Overall Conclusion: Ancient Woods have been around for many centuries (officially woodland that has existed since 1600 AD) – long enough to develop as ecosystems that are rich, complex, and irreplaceable. This particular Ancient Woodland is noted on a 1910 map of Ifold and links back to a larger area of Ancient Woodland called South Wood, which formed part of the manor, Ifold House. This remaining woodland section contributes greatly to the sylvan character of the Ifold settlement and can be viewed from the historic roads of The Ride and Chalk Road and the private road of The Close. The area provides foraging for protected bat species whose flight lines are over Ifold leading to SAC: The Mens and Ebernoe Common. As noted in Chichester District Council's Habitat Regulation Assessment (2015): Development does have the potential to impact upon bat (Bechstein and particularly, Barbastelle) flight lines due to the close proximity to the SAC.		



Defra record number 53,636



LGSi3 - Assessment Against NPPF Para 106 Tests		
a.)	In reasonably close proximity to the community, it serves	Y
b.)	Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, history significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	Y
c.)	Local in character and is not an extensive tract of land.	Y
1. Date of Assessment: February 2025		
2. Address/Location: Green Space with Veteran Oak Tree at the Junction of The Drive and Plaistow Road, Ifold.		
3. Gross area (hectare): 0.006		
4. Current use: agricultural/open space/allotments/scrubland/buildings: An historic landmark, veteran Oak Tree within the garden of the forecourt to the former Oak Tree Stores (local shop) premises.		
5. Ownership: Privately owned.		
6. Site Description: The Green Space contains a veteran oak tree (Quercus robur) the space serves as the garden of the forecourt to the former Oak Tree Stores, at the historic main entrance (The Drive) to Ifold Estate. This area is of great importance to Ifold and helps reflect the rural nature of the area for residents and visitors to the village behind which the stores are located often a busy area for cars parking to enter the store. Without the green space the entrance would become a car park area.		
7. Existing and potential means of access: Plaistow Road, Ifold.		
8. Is the site Previously Developed Land? In part, see development history.		
9. Development History: One pole sign. Ref. No: 01/00475/ADV Status: Permit Partial change of use from convenience store to Fish and Chip Take-away. Ref. No: 94/01333/COU Status: Permit 1 no. new signboard attached to existing Oak Tree Stores sign. Ref. No: 95/01832/ADV Status: Refuse Change of use form corner shop and fish and chip take away back to a domestic home. Ref. No: 03/00055/COU Status: Refuse Change of use of storage area to provide additional residential accommodation to existing dwelling. Ref. No: 07/05784/FUL Status: Permit 1 no. self contained unit for staff with garage and shop storage. Ref. No: 08/03950/FUL Status: Permit Demolition of existing shop and house and the construction of new shop and four flats. Ref. No: 12/01973/FUL Status: Refuse Extensions to shop to create a self-contained unit. Part of attached house, currently used for shop purposes, to be returned to habitable accommodation. House to be divided into three habitable units. Ref. No: 13/03812/FUL Status: APPEAL LODGED AGAINST NON DETERMINATION Variation of condition relating to Appeal Decision APP/I3815/A/14/2215832 to amend approved plans. Addition of rear extension and alteration to garage building. Ref. No: 14/02532/FUL Status: Permit Change the double garage to a tandem type. Ref. No: 14/02677/NMA Status: Refuse Discharge of conditions relating to PS/14/02532/FUL, condition 10. Ref. No: 15/02121/DOC Status: Discharge of Conditions		

[Non-material amendment for permission 14/02532/FUL - Amendments to windows on north and east elevations.](#)

Ref. No: 21/00398/NMA | Status: Permit

[Retrospective construction of an outbuilding \(store/stock room\).](#)

Ref. No: 23/02294/FUL | Status: Permit

10. Contamination (Env Health Layers): None.

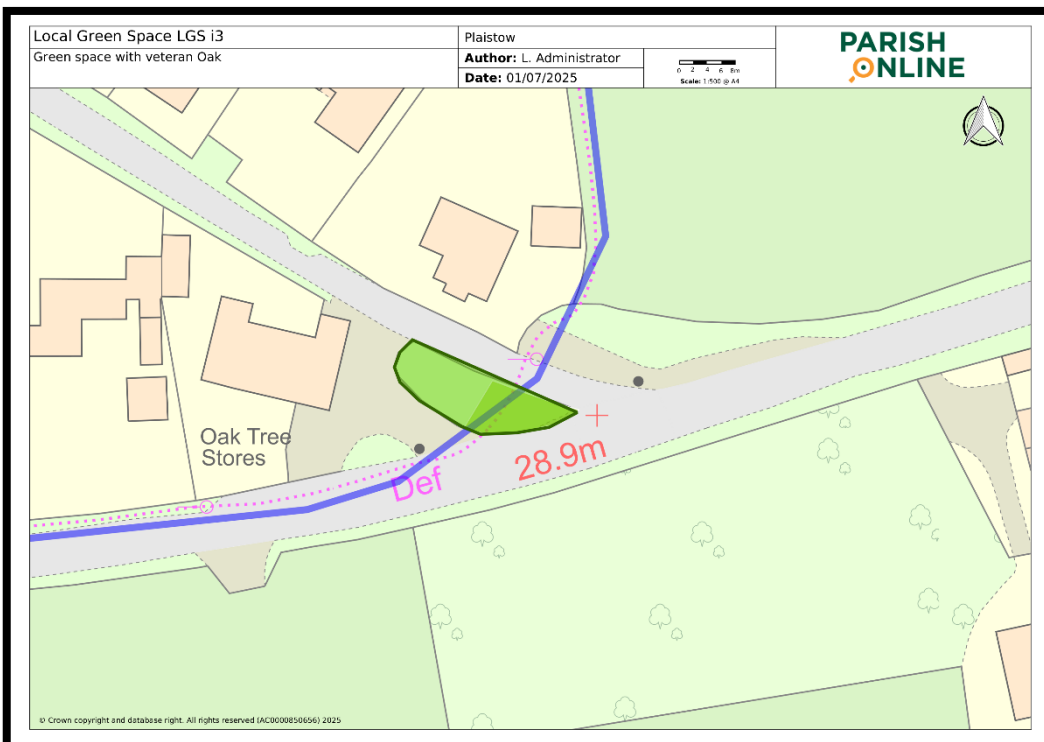
11. Environmental Designation: None.

12. Flood Risk: None

13. Any Tree Protection orders (TPO): A partner oak tree (much older) with a TPO was felled to make way for the recent redevelopment which saw the local shop closed to be converted into a terrace of 3 houses, much to the dismay and consternation of local residents. The felled tree was conditioned as part of that planning application to receive a replacement. This remaining landmark tree is not afforded the protection of a TPO.

14. Surrounding land uses: This is the site of the former Oak Tree Stores. The tree is opposite The Lodge (an historic undesignated, a former estate worker's house to the Ifold manor house which gave the settlement of Ifold its name). In front of the tree is Plaistow Road. Opposite on the South Eastern side is a paddock used for grazing - the boundary with Loxwood Parish.

15. Overall Conclusion: This is an historic landmark for the Ifold settlement. It is a veteran oak tree at the entrance to Ifold Estate - on the junction of The Drive with Plaistow Road – the historic entrance to the former manor, Ifold House which gave the settlement of Ifold its name. The Lodge (an historic building of merit, a former estate worker's house to the Ifold manor house) is opposite. The tree has a gnarled appearance at its base and a very wide trunk. It's girth is approximately over 3 metres, which using the Woodland Trust 'How to estimate the age of an oak' places its age at around 138-181 years [between George IV - 1825 to Victoria – 1868]. This tree was part of Ancient Woodland known as South Wood and is noted on a 1910 map of Ifold.





LGSp1 - Assessment Against NPPF Para 106 Tests

a.)	In reasonably close proximity to the community, it serves	Y
b.)	Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, history significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	Y
c.)	Local in character and is not an extensive tract of land.	Y

1. Date of Assessment: February 2025

2. Address/Location: Plaistow Recreation Ground, Plaistow.

3. Gross area (hectare): 0.12

4. Current use: agricultural/open space/allotments/scrubland/buildings: Plaistow recreation ground (Lower Green) with timber clad pavilion, bowling nets and children's playground. It adjoins the Upper Green (owned by the National trust) and with that land is collectively known as 'The Green'. Located within a designated Conservation Area.

5. Ownership: National Trust and Plaistow and Ifold Parish Council.

6. Site Description: Open recreational and community events area located at the heart of Plaistow village.

7. Existing and potential means of access: Access is from the public highways of Loxwood Rd and Common House Rd.

8. Is the site Previously Developed Land? No.

9. Development History:

Children's Playground originally constructed (date unknown) replaced 2021.
Provision of posts to support netting to protect property- Keepers Cottage. Ref. No. 94/00510/FUL Application Withdrawn.
Erection of ground shelter and store. Ref No: 95/01969/FUL (now referred to as The Pavilion).
Various tree works: PS/70/00769/TPO and 15/01804/TPA 12/03665/TCA and 99/02163/TCA and 95/00206/TCA.

10. Contamination (Env Health Layers): It is noted in planning application 95/01969/FUL that the pavilion is sited "within 100m of a former petrol station which may have resulted in past ground contamination from fuel spills. However given the distance from the site and the

type of building proposed (i.e. without significant foundations) it is thought unlikely ground contamination should significantly affect the site. “

11. Environmental Designation: None.

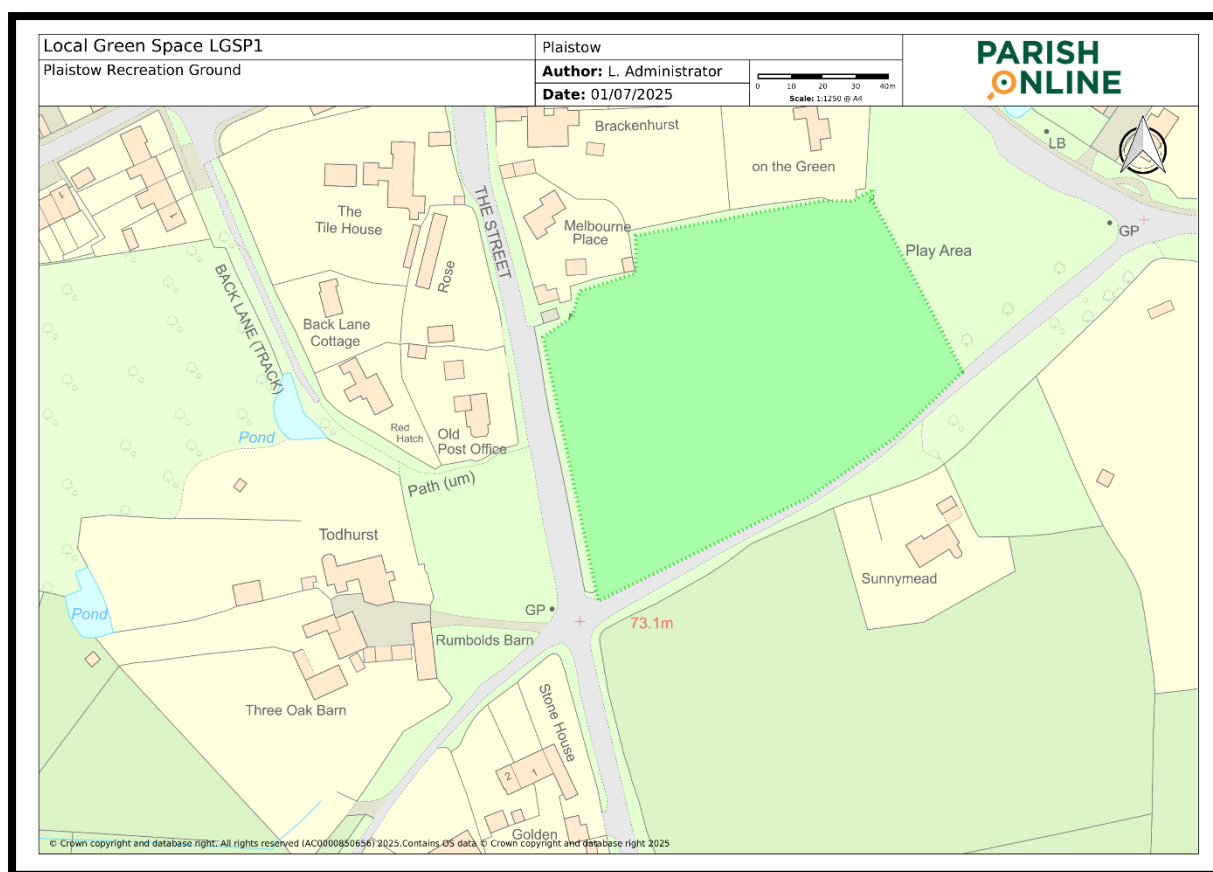
12. Flood Risk: None.

13. Any Tree Protection orders (TPO)? Yes Common House Road boundary Ref: 70/00769/TPO- Species: Oak T7.

14. Surrounding land uses: Adjacent to residential houses on the North boundary (Melbourne Place, Brackenhurst and On The Green). It is surrounded by public highways, The Street and Common House Rd.

15. Overall Conclusion: The land was gifted to the Parish Council by George Price Webley Hope KCB KCMG Admiral RN (Retired) of Common House Plaistow 1951. The land is special it allows a community open space where events of a sporting or entertainment nature can be held for all to enjoy and to come together as a community in a central location. It provides an important setting for the conservation area and the listed properties surrounding the green. The various large oak trees bordering the green provide and important wildlife habitat.

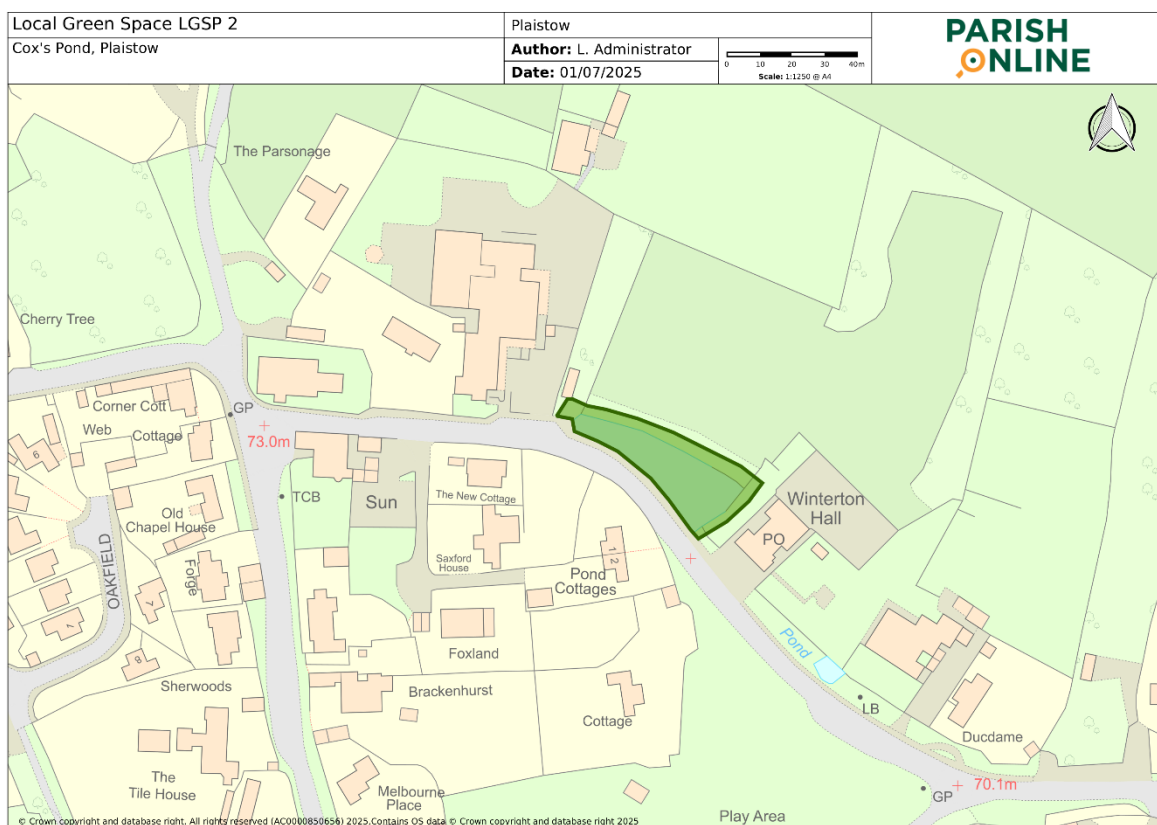




LGSp2 - Assessment Against NPPF Para 106 Tests		
a.)	In reasonably close proximity to the community, it serves	Y
b.)	Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, history significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	Y
c.)	Local in character and is not an extensive tract of land.	Y
1. Date of Assessment: February 2025		
2. Address/Location: Cox's Pond		
3. Gross area (hectare): 0.59		
4. Current use: agricultural/open space/allotments/scrubland/buildings: Ornamental village pond.		
5. Ownership: The pond is registered as Common Land in the ownership of Plaistow and Ifold Parish Council (reference Commons Commissioner record TVG Reg #159; Ordnance Survey Sheet#186).		
6. Site Description: A tranquil setting in the centre of Plaistow village within the Plaistow Conservation Area. It is sited between Plaistow and Kirdford Primary School and Winterton Hall. There is a gate to a narrow path to the right of the pond, which leads to the land behind-an agricultural field used for grazing horses. The pond has a wooden viewing platform and two wooden benches. There are many Ash and Alder trees surrounding the pond mixed with apple and pear trees. A large conifer is against the boundary with the field behind. There are old stone stairs leading to the water and an historic brick wall at the Winterton Hall end.		
7. Existing and potential means of access: Open access from Loxwood Rd.		

8. Is the site Previously Developed Land? No.
9. Development History: : http://www.acraew.org.uk/commissioners-decisions/west-sussex 22 October 200833970 Coxs Pond- Plaistow No. CL.159.pdf
10. Contamination (Env Health Layers): None.
11. Environmental Designation: None.
12. Flood Risk: None.
13. Any Tree Protection orders (TPO)? No.
14. Surrounding land uses: The pond is situated between the school and village hall and opposite are two semi-detached Grade II listed residential properties: Pond Cottages. Behind the pond is agricultural land, a small field used for grazing horses. Beyond the field are playing fields for the school.
15. Overall Conclusion: The pond forms focal point at the centre of Plaistow village used as an alternative route away from the road between the eastern and western areas of the village. School children stop to feed the ducks and fish. It was recently the site of an event to open a Thank You bench for a long serving Parish Councillor.





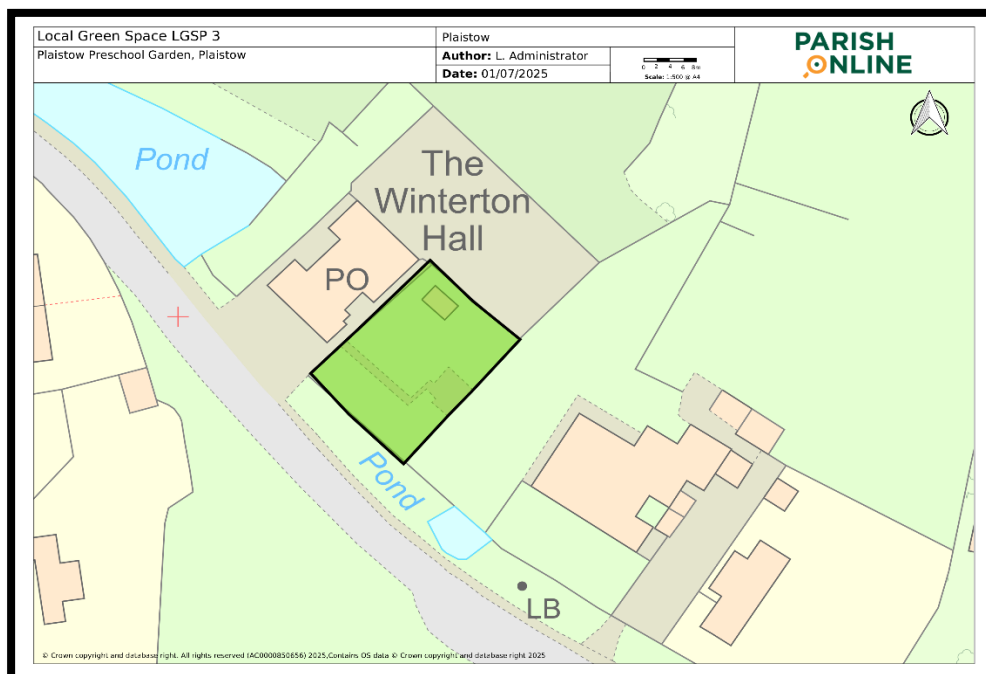
LGSp3 - Assessment Against NPPF Para 106 Tests

a.)	In reasonably close proximity to the community, it serves	Y
b.)	Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, history significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	Y
c.)	Local in character and is not an extensive tract of land.	Y
1. Date of Assessment: February 2025		
2. Address/Location: Plaistow Preschool Play Area		
3. Gross area (hectare): 0.06		
4. Current use: agricultural/open space/allotments/scrubland/buildings: An outdoor fenced playground and garden for Plaistow Pre School inside the Conservation Area		
5. Ownership: Private Ownership.		
6. Site Description: Several open sheds and a wooden gazebo provide sheltered areas. In addition to outdoor play equipment there is a small garden area for the children. Mature trees and hedging from three boundaries of the site and one side is fenced (that adjoining Winterton Hall). Mainly laid to lawn. block paving on the outer edges of the playground.		
7. Existing and potential means of access: Via a door from Winterton Hall. A locked side entrance, accessible from Loxwood Rd. allows access for maintenance.		
8. Is the site Previously Developed Land? No.		
9. Development History: None.		
10. Contamination (Env Health Layers): None.		
11. Environmental Designation: None.		
12. Flood Risk: None.		

13. Any Tree Protection orders (TPO)? No.

14. Surrounding land uses: Winterton Hall to one side and the local village shop, Plaistow Stores to the other. Separated by Loxwood Rd is the Plaistow Green. Behind the play area is the multi-use games area.

15. Overall Conclusion: The Play area is a central location in the village and hugely valued by families and provides outdoor play space in a safe environment for the youngest in the community. It is used for preschool community events and holds a special memory for many as they progress to the Primary school and beyond.

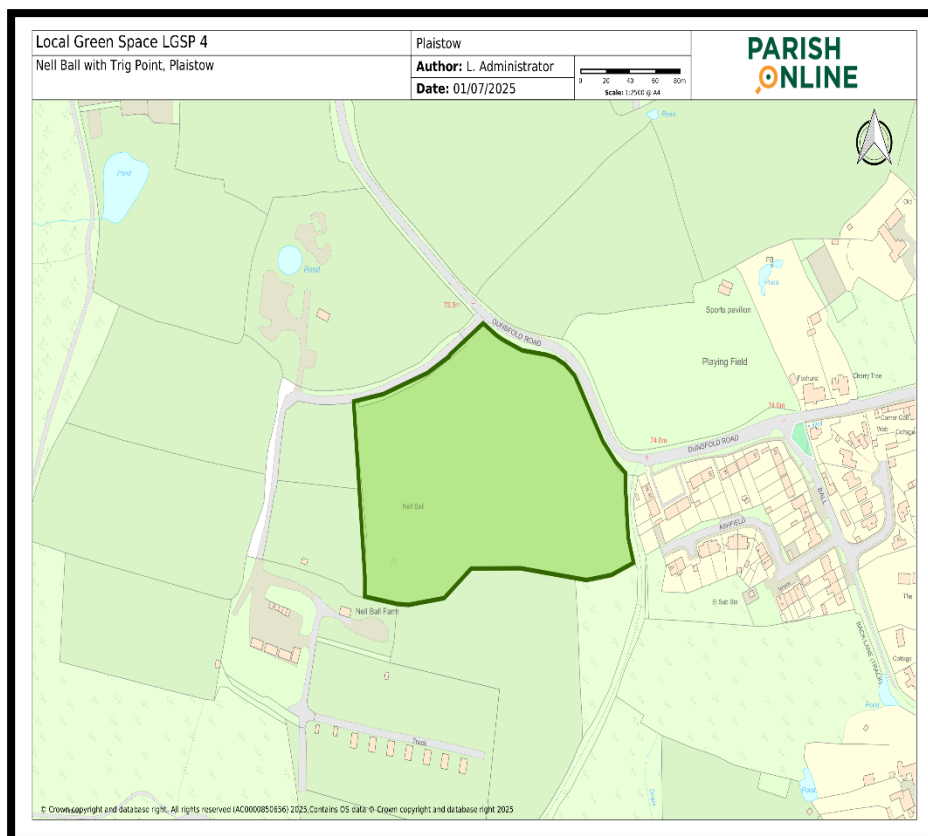


LGS4- Assessment Against NPPF Para 106 Tests		
a.)	In reasonably close proximity to the community, it serves	Y
b.)	Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, history significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	Y
c.)	Local in character and is not an extensive tract of land.	Y
1. Date of Assessment: February 2025		
2. Address/Location: Nell Ball Hill (with Trig Point), Dunsfold Road		
3. Gross area (hectare); 2.95ha		
4. Current use: agricultural/open space/allotments/scrubland/buildings: Nell Ball Hill is an agricultural field laid to pasture and maintained as mown grassland with a trig point (in good condition) on top. Currently used as a paddock for grazing livestock.		
5. Ownership: Privately owned.		
6. Site Description: There is a mature hedge with post WW11 metal railing along the Dunsfold Road- to the main entrance. Hedgerows with mature and semi Mature native and other species trees line the boundaries. Public Right of Way (Bridleway – Path Number:636) is alongside. The site adjoins Ancient & Semi- Natural Woodland- Nell Ball Copse and Berry Field Copse, which rare and protected species use for foraging in the flight lines to Ebernoe Common and the MENS.		
7. Existing and potential means of access: Access is from the entrance road to Nell Ball Farm.		
8. Is the site Previously Developed Land? Y/N: No.		
9. Development History: The site is under a Planning Article 4 Direction (1985). <ul style="list-style-type: none"> Erection of 3 no. buildings for storage of machinery and feed and process of marking and grading of eggs. Ref. No: 10/00803/PNO Status: Prior Approval Not Required A new road to allow access to be able to utilise and serve the agricultural unit. Ref. No: 10/01098/PNO Status: PPREQ Erection of maintenance/feedstore building, machinery shed and packing room/office building (amendment to PS/10/00803/PNO for larger maintenance/feedstore building). Ref. No: 10/02195/PNO Status: Prior Approval Not Required Notification of intention to remove 2.5 metres of hedgerow (to improve visibility at farm entrance) on 1 no. hedgerow. Ref. No: 10/04612/HDG Status: YESRE Retention of existing mobile home as a permanent dwelling. Ref. No: 14/00460/FUL Status: Refuse Access track. Ref. No: 14/02456/PNO Status: Prior Approval Not Required Retention of existing mobile home as a permanent dwelling. Ref. No: 14/03983/FUL Status: Refuse Proposed erection of 1 no. maintenance shed and feed store, 1 no. packing room and office and 1 no. machinery shed. Ref. No: 15/03941/PNO Status: Prior Approval Not Required Proposed extension to access track and poultry range environment mounds. Ref. No: 15/03959/PNO Status: PPREQ 		

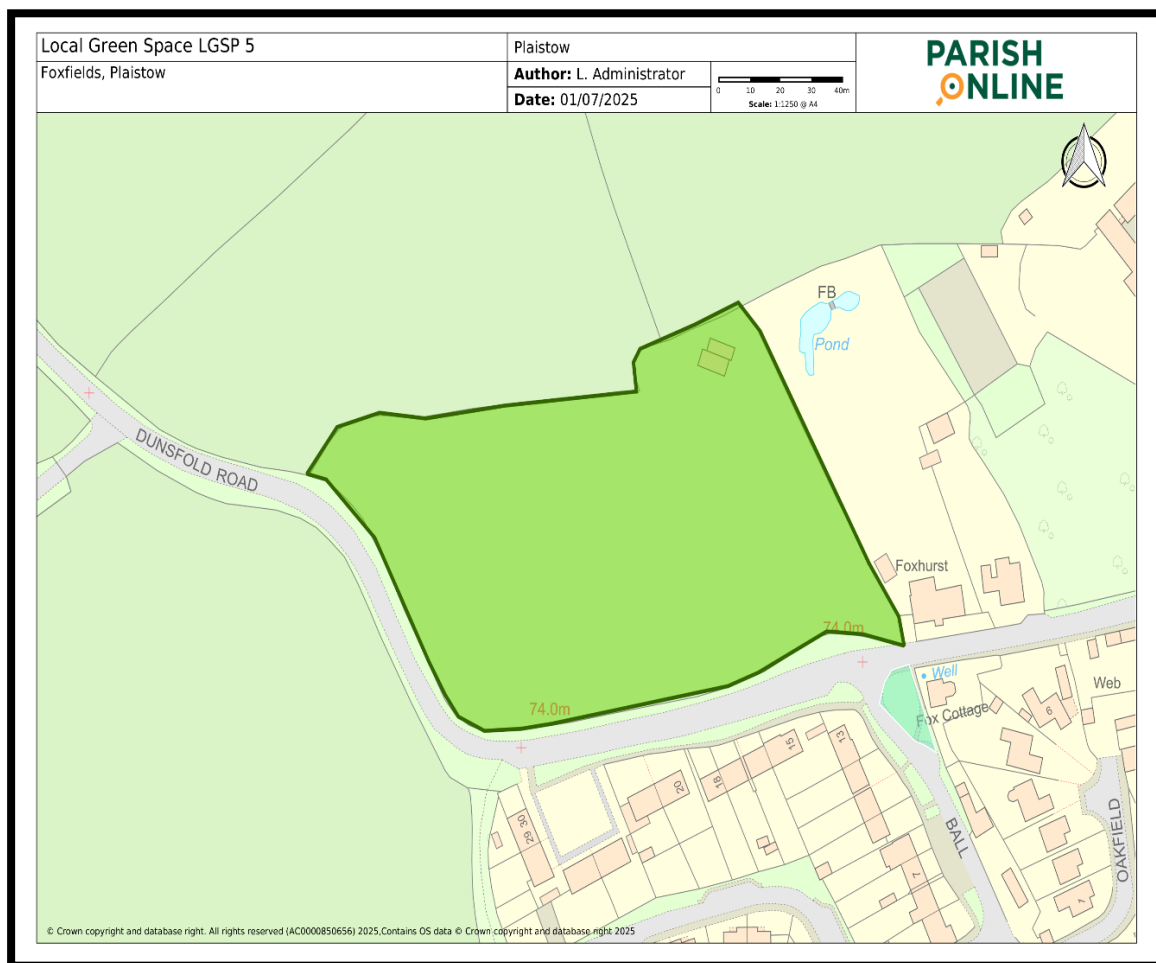
<ul style="list-style-type: none"> • Provide raised mounds where natural vegetation may develop to encourage ranging and natural food sources for free ranging hens. Extension of access track and new drainage ditch. Ref. No: 16/00341/FUL Status: Refuse • Temporary siting of portacabin for farm storage and the storage of materials and equipment for the construction of permitted barns (permission 15/03941/PNO) siting for 12 months only. Ref. No: 17/00094/FUL Status: Refuse • Egg packing building, machinery store, sheep lairage, pig building, manure structure, farm shop/office/storage and processing buildings and associated parking and hard-standing. Ref. No: 17/03521/FUL Status: Refuse • Erection of agricultural barn, polytunnel and construction of associated access track. Ref. No: 25/00234/FUL Status: Application Withdrawn.
10. Contamination (Env Health Layers): None known.
<p>11. Environmental Designation: There is a Public Right of Way (Bridleway- Path Number: 636) to one boundary near Dunsfold Road.</p> <p>Nell Ball is a designated Trig Point named 'Plaistow Mount': TQ13S005 (formerly TQ13/5) – Secondary Block Number: TQ13; Station Number:005</p> <p>Mark Type: Pillar. Flush Bracket: S6254</p> <p>Height: 88.715 metres (189 feet)</p> <p>Computing year: 1952. Levelling Year: 1953</p> <p>OSGB36 Easting: 500002.438. OSGB36 Northing: 130895.102</p> <p>OS Grid Ref: TQ000309</p> <p>P30 TUMPS- TUMPs or P30s are hills of any height with a drop of at least 30 metres or more on all sides. The name TUMP stands for Thirty & Upwards Metres Prominence.</p>
12. Flood Risk: None.
13. Any Tree Protection orders (TPO)? None.
14. Surrounding land uses: Agricultural Land. The site is opposite Foxfields (Football Field) on the other side of Dunsfold Road. The site adjoins Ancient Woodland and Semi Natural Woodland – Nell Ball Copse and Berry Field Copse.
<p>15. Overall Conclusion: Nell Ball Hill and Trig Point is an important historic landmark for Plaistow village and the Parish. Olds maps refer to Nell Ball as Knells Knoll and later, Knell Ball. A modern housing development in Plaistow village is named Nell Ball after the knoll. Nell Ball has always been used as agricultural, grazing land. Local legend is the Eleanor “Nell” Gwyn (mistress of King Charles II), who is supposed to have stayed at the historic house Plaistow Place, planted an elm tree at the peak, known as Knell Ball Tree (the tree was blown down in the great storm of 1987). Another legend has it that Ellen Ball was a local lady who committed suicide on the hill. Earl Winterton, writing in the West Sussex Gazette in 1959, dismissed both stories, saying the that the tree was probably named after Nell Quinnell, who lived at Quinnell House in the 18th century. The tree could have been planted during her lifetime and the knoll on which it stood called ‘Nell’s Knoll’ which later could have been changed into Knell Ball because of the circular shape of the hill. It has been used as a Beacon Site for special occasions. The hill was a look-out point during World War II. During winter snowfall, local children have used the hill for sledding. There are 360-degree views, particularly special across Foxfields, the local football field and towards the Downs. Past owners have kept the Dunsfold Road hedge trimmed to allow views into his special site. The site has such special significance for residents that one local Lady had her husband’s ashes scattered atop the hill after his death. Any landowner of Nell Ball is encouraged to be a custodian.</p>




View of Nell Ball from Foxfields



LGSp5 - Assessment Against NPPF Para 106 Tests		
a.)	In reasonably close proximity to the community, it serves	Y
b.)	Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, history significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	Y
c.)	Local in character and is not an extensive tract of land.	Y
1. Date of Assessment: February 2025		
2. Address/Location: Foxfields, Dunsfold Rd, Plaistow.		
3. Gross area (hectare): 1.31		
4. Current use: agricultural/open space/allotments/scrubland/buildings: Leased as a recreational playing field by Loxwood Sports Association with an onsite pavilion.		
5. Ownership: Private Ownership.		
6. Site Description: Maintained mown grassland, surrounded by a boundary of mature trees and hedges with a post WWII metal rail that runs around the boundary on the Dunsfold Rd side with a hedge behind. The field is used for children's football and sometimes used for grazing livestock in the summer. A wood stile is at the right of the entrance gate for access to the public right of way.		
7. Existing and potential means of access: Access from Dunsfold Rd, Plaistow		
8. Is the site Previously Developed Land? No.		
9. Development History: None.		
10. Contamination (Env Health Layers): None.		
11. Environmental Designation: None.		
12. Flood Risk: None.		
13. Any Tree Protection orders (TPO)? TPO 71/00770/TPO Oak T7) Situated at the entrance to the site.		
14. Surrounding land uses: A public right of way (Footpath – Path number 617) is inside the site and runs along the boundary with Plaistow Conservation area. The footpath is accessed via a stile to the right of the entrance gate. A residential property (grade II listed) Foxhurst (lying inside the Plaistow Conservation Area) is on the other side of the PROW. Opposite, on the other side of Dunsfold Rd. are residential properties (lying outside the Conservation Area). Otherwise, the site is surrounded by mature hedgerows and trees, which separates it from agricultural land.		
15. Overall Conclusion: The site is important to the community for its recreational value as a football pitch for younger teams as overspill from the Loxwood Sports Association grounds and has a near central location.		



LGSp6 - Assessment Against NPPF Para 106 Tests		
a.)	In reasonably close proximity to the community, it serves	Y
b.)	Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, history significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	Y
c.)	Local in character and is not an extensive tract of land.	Y
1. Date of Assessment: February 2025		
2. Address/Location: Entrance to Nell Ball, Plaistow		
3. Gross area (hectare); 0.0216		
4. Current use: agricultural/open space/allotments/scrubland/buildings: An open area at the entrance to Nell Ball housing area. Serves as a location for school children pick up by school bus and as a community orchard.		
5. Ownership: National Trust		
6. Site Description: Grass open triangular area at the left-hand side of the entrance to Nell Ball. Provides a rural setting to the Lane in the Plaistow conservation area and is the site of a Community Orchard.		
7. Existing and potential means of access: Free access from Nell Ball and Dunsfold Rd		
8. Is the site Previously Developed Land? No.		
9. Development History: None.		
10. Contamination (Env Health Layers): None.		
11. Environmental Designation: None.		
12. Flood Risk: None.		
13. Any Tree Protection orders (TPO)? No.		
14. Surrounding land uses: An entrance area to a small housing area at the back of The Street, Plaistow leading to a rural track Back Lane. Faces Foxfields LGSP5 across the Dunsfold Land to the NE and Frames Nell Ball Hill and Trig Point rising behind housing to the west LGSP4.		
15. Overall Conclusion: The area is special as a green space adjacent to the highway. It is an appropriate setting for this rural area to act as an entrance to a small housing area. It provides a useful wildlife corridor to the open countryside across the Dunsfold Rd to the north and behind the housing to the south. In is a central location to Plaistow and serves the community also as a community orchard for local Sussex varieties.		
		

11. Environmental Designation: None.

12. Flood Risk: None.

13. Any Tree Protection orders (TPO)? No

14. Surrounding land uses: The traffic island is opposite Grade II Listed Buildings: The Farm Stables at Shillinglee Home Farm to the West of the Farmhouse (1955); the Barn at Shillinglee Home Farm to the South of the Stables and to the Southwest of the Farmhouse; several other residential properties and opposite is agricultural land.

15. Overall Conclusion: Hundreds of years of horses, carts, carriages and then cars turning left and right have created these mini oases at country junctions. Largely untouched, they

provide a haven for wildflowers and insects. The original elm trees died from Dutch elm disease, but local residents have since planted new trees (Willows) on the traffic island. Local Green Space designation is proposed to preserve the setting for the Grade II listed and other residential buildings opposite and the special character of this part of the Parish that lies within the South Downs National Park.

