Oving Parish

Opportunities for designated Local Green Space within Oving Parish

Evidence

Site name	**Shopwyke Lakes, Chichester. West Sussex**
Site location	SZ 885 054 The residential area of Shopwyke Lakes is contained within four roads: A27 Chichester By-pass forms the western boundary and Arundel Road/ Glenmore Business Park forms the northern boundary. Coach Road forms the eastern boundary and Shopwhyke Road the southern boundary. This road continues as Oving Road to the west, now blocked by recent highway improvement works along the Chichester by-pass A27.
Land parcel reference number	OPC to add
Landowner	OPC to check
Planning Constraints / Designations (Chichester Local Plan interactive map consulted) Designations: SANG areas (Suitable Alternative Natural Greenspace) – **unable to locate a map to confirm if any of the areas have / or had been designated**	0.9km to Chichester Conservation Area Area TPO's in the grounds of Westbourne House School grounds. HELAA 2021 – land identified as HOV0020 Planning Permission or Under Construction: Several permissions apply across Land On The North Side Of Shopwhyke Road Shopwhyke West Sussex: • Urban extension comprising a residential development of 500 dwellings within a parkland setting together with employment redevelopment and associated vehicular, cycle and pedestrian access, drainage and landscape, community facilities, elderly care village, localised retail units, major new public open spaces. • Construction of spine road and associated site levelling and re-profiling works Proposed 398 dwellings together with commercial and community use floorspace. • Relating to landscaping (part) of the north east sector of the development around the Eastern Lake and provision of neighbourhood equipped area of play (NEAP) • Land On The North Side Of Shopwhyke Road Shopwhyke West Sussex **Reference:** 15/03502/OBG Variation of S106 to re-designate SANGS as core open space and public open space and payment of recreational mitigation contribution. (permitted in 2015) • Land Off Longacre Way Chichester West Sussex PO20 2EJ. Erection of apartment building (87 units), including Class E floor space, with associated car parking, bike stores, landscaping and utilising existing access. Portfield Quarry (Portfield) Chichester By-Pass Chichester West Sussex. Permission to extend the use of the site for the restoration, seeding, and planting of the site (in accordance with the approved scheme) by 2003.
Current Planning Applications: (Chichester Local Plan interactive map consulted)	HELAA 2021 – land identified as HOV0020 Achievable Land East Of Chichester, West Of Drayton Lane (B2144), Oving, West Sussex.

	• Large area to the south of Shopwyke Road: Subject to **21/00156/TPO** Area A1 • **Reference:** 24/02401/OUTEIA Outline application with all matters reserved (except for access) for the construction of up to 370 no. dwellings, specialist accommodation for older persons, plots for self/custom build, neighbourhood centre including community uses, employment, retail and primary school (including early years and special educational needs and disability facilities), open space and green infrastructure provision, play areas and associated landscaping, internal roads, parking, footpaths, cycleways, drainage, utilities and other infrastructure and new access arrangements.
Area Maps	OPC to append a Parish Map showing the areas described below based on the draft mark-ups used by TFC for fieldwork reference purposes only (attached). These mark-ups cannot be published due to copyright restrictions.
Assessment against NPPF LGS criteria (para 107, NPPF 2024)	
	Area A – Eastern Lake
Description of Green Space	Comprises large linear lake with footpath around its perimeter and landscaped bunding adjacent to Coach Road. Includes equipped areas of play with informal green space. Mature trees and native planting dominate. Mature trees and native hedgerow along the eastern edge to Coach Road. Western side overlooked by housing. The developed land is relatively level at 14.7 -15.3m AOD with the exception of the excavated lakes and fenced off ditches (balancing features).
Nature Constraints/ Designations (Chichester Local Plan interactive map consulted)	Designations: None Bat Movement Network Strategic Wildlife Corridor, Policy NE4: Strategic Wildlife Corridors Green spaces situated 1.4km to west of Oving Conservation Area
(a) in reasonably close proximity to the community, it serves	Well served by paths and immediately accessible from surrounding housing and industrial estate. Pedestrian access from the east is limited to two places along Coach Road: at the north and through a created gap in the existing hedgerow indicating an informal desire line - likely used by school children and / or residents of Coach Lane. In easy, flat walking distance from the immediate surrounding houses and approx. 705m distance, if walking through the whole residential development to reach the pedestrian/ cycle bridge over the A27 Chichester bypass[1] to local facilities, with a further 2.7km walk to the centre of Chichester. In the opposite direction an estimated 540m walking distance to Shopwyke and 1.9km to Oving village using the surrounding public rights of way network. To the north lies Westhampnett, in easy flat walking distance crossing a second pedestrian / cycle bridge over the A27 to reach this open space, an estimated walking distance of 830m using a local lane.
(b) special to a local community and holds particular local significance, for example because of its:	
Beauty	Fields transformed by recent residential development. Naturalistic style with mature trees adds to its rural beauty. View out north is open sky with A27 hidden by bunding and planting. Older houses in the Sussex

[1] *Equates to 9 mins and 43 secs walking at 2.7mph. From the bridge anyone living in the estate would expect to walk into Chichester City centre in approx. 37-38 minutes.*

	vernacular and historic properties along Coach Road are glimpsed adding to a settled appearance. The lake adds to the air of tranquillity. The architecture across Shopwyke Lake is modern, and in contrast to the larger, detached and historic buildings that line Coach Road From within the views extend out beyond and appear more open and rural in character.
Historic significance	This area is the setting to the much earlier manorial settlements. Although the area does not contain any historical features the mature trees (Horse chestnut, Lime and ornamental species) forming the boundary with Coach Road are part of its character. The O.S map of 1880 indicates the land was formed of 3 rectangular agricultural fields to the west of Shopwyke, Shopwyke Manor Farm, House and historic Parkland. Drayton Manor House, also surrounded by agricultural fields, lies to the south. The adjacent settlement is not a designated Conservation Area or has any designation applied apart from listed buildings status. The alignment of Shopwyke Lane and Coach Road is the same as today. To the north a footpath (public right of way) runs west from Coach Road (along the line of the current A27). The settlement on the east and these routes are considered to have a degree of historic value and interest. No noticeable change through the period 1896, 1912, 1914 until 1934-1938 with the appearance of gravel pit quarrying in the west between Shopwyke Road and All Saints Church (beyond the A27). By 1961 quarrying has extended northwards, split by the public right of way which remains in its current alignment. The Chichester Bypass has evolved from the local road system into a stretch of dual carriageway, approximately 5.5km long, located south of Chichester in West Sussex
Recreational value	The A27 By-pass makes this area less likely to be visited by people from outside the immediate residential estate than those living locally. This open space and Coach Road travelling north (severed by the A27 dual carriageway) is connected by a new pedestrian/cycle bridge to Chichester waterpark, a large recreational facility and Stane Street / Westhampnett Route connected to the historic Public Right of Way (footpath) The area is well used for informal recreation during the day and evenings by walkers, dog walkers, children playing, family groups playing ball games, families with prams, buggies for less ambulant persons, cyclists and runners. The space contains large, equipped areas of play (fenced off undergoing repair)
Tranquillity	Perception of tranquillity and rural quality is greater in this area of Shopwyke Lakes than in other areas. Birdsong, water and views out to trees and historic settlement adjacent adds to the perception of tranquillity. The presence of an overhead power line somewhat detracts from an otherwise attractive lakeside setting.
Richness of wildlife	Open water and extensive naturalistic planting with native species. Evidence of wildlife present supported by a richness of flora and trees species, some ornamental moving closer to the eastern edge. Mature trees and native hedgerow along Coach Road adds to the biodiversity of habitats, with this area part of the wider Bat Movement Network and a Strategic Wildlife Corridor.
(c) local in character and is not an extensive tract of land	Well defined, linear track of open space that is a local facility within the context of the surrounding village settlements and outskirts of Chichester city. Its vegetated character reflects its position within the Chichester coastal plain: the fruit growing and riparian nature linked to restoration of former gravel pit.
LGS	
Site area measured in hectares	Approx. 5,72 Ha (57,240 m2)

Recommendation	Area A - Eastern Lake. Eligible for designation. Fulfils all the criteria required for Local Green Space designation.

	Area B and C
Description of Green Space	Area B - A linear strip of woodland buffer between new housing and the A27 Arundel Road. Area C – A small area of woodland and grassland around small pond at the entrance to and serving he drainage requirements of the Glenmore Business Park. Includes area of rough disturbed ground and desire line path to the cycle/footbridge over the A27. The developed land is relatively level at 14.7 -15.3m AOD.
Nature Constraints/ Designations (Chichester Local Plan interactive map consulted)	Designations: None Woodland that is part of the wider Bat Movement Network.
in reasonably close proximity to the community, it serves	Close to the residential area, offices and industrial premises. Extending around the north and west edge. Public Right of Way (footpath) runs along the northern edge of the A27 Arundel Road behind the Industrial estate connecting both over bridges.
special to a local community and holds particular local significance, for example because of its:	
Beauty	Limited to being native trees and shrubbery seen driving past at speed. Appears part of the dual carriageway environment. Taller vegetation and trees planted as part of the industrial estate development have matured and provide an attractive wooded backdrop to residential buildings viewed from inside the estate. From the elevated foot/cycle bridge crossing the A27 a long-distance vista towards the Goodwood racecourse building and the wooded South Downs ridge line.
Historic significance	None.
Recreational value	None. Route of the historic public right of way appears to have been diverted to run outside the area along the A27 Arundel.
Tranquillity	Depth of vegetation acts as a sound barrier to dual carriageway noise. Contributes to increasing tranquillity and wooded backdrop seen from inside other open spaces.
Richness of wildlife	The small area of woodland and grassland around small pond at the entrance to and serving the drainage requirements of the Glenmore Business Park. Pond may contain a range of biodiverse habitats and wildlife. The trees and belt of vegetation provides feeding corridors for bats. Area includes area of rough disturbed ground and desire line path to the cycle/footbridge over the A27 – but is affected by noise and human disturbance.
(c) local in character and is not an extensive tract of land	Well defined, narrow strips of green space within the context of a new residential estate on the outskirts of Chichester city.
LGS	
Site area measured in hectares	Approx 1.68ha. (16,800 m2)
Recommendation	Area B and C. Eligible for Local Green Space designation. These areas have limited community value but contribute to the wider green infrastructure network.

	Area D Community centre and pitch off Western Road
Description of Green Space	Formal sports field with football pitch markings, equipped play area and community building. An avenue of trees and planting extend on the verge of Longacres Way semi-encloses the space overlooked on three sides by houses. The western boundary is in the last stage of development for housing. The developed land is relatively level at 14.7 -15.3m AOD.
Nature Constraints/ Designations (Chichester Local Plan interactive map consulted)	Designations: None.
in reasonably close proximity to the community, it serves	Open space close to residential properties, offices, local shops and accessible to local business workers. The A27 By-pass makes this an area on the edge of Chichester less likely to be visited by people other than living locally. Easy to access via the B2144 Longacres Way which runs through the residential area connecting Shopwhyke Road to the junction (left turn only) into the A27 Arundel Road. Using the local Bus service, combined footpath/cycle routes and informal paths and residential roads connect to informal paths through green spaces. Linked to new pedestrian / cycle bridge over the A27 linked to Portfield retail park, (and Chichester centre).
special to a local community and holds particular local significance, for example because of its:	
Beauty	From within the sports field the views towards Chichester city are limited by new houses - soon to be enclosed once the final building has been constructed. Tree planting along Western Road and B2144 Longacres Way improves the view and once the perimeter planting has matured this will be an improvement. However, the high timber close board fencing screening industrial estate is a detracting feature. The grass monoculture adds little to the scenic quality.
Historic significance	None.
Recreational value	Newly constructed sports pitches (football) with equipped area of play and Community centre with parking situated off Longacres Way. Intended to provide the formal sport provision in line with Chichester play and recreational planning standards.
Tranquillity	Low due to its urban setting, proximity to shops and main spine road.
Richness of wildlife	Limited wildlife potential. Grass monoculture and limited planting. Disturbance from sports and community building activities.
(c) local in character and is not an extensive tract of land	Well defined green space within the context of a new residential estate on the outskirts of Chichester city.
LGS	
Site area measured in hectares	Approx. 2.53ha (25,370 m2)
Recommendation	Area D. Eligible for designation due to its recreational value and accessibility. Fulfils the criteria required for Local Green Space designation.

	Area E – Central Lake
Description of Green Space	At the centre of the residential estate lies a large circular lake surrounded by landscaped green space and paths around its perimeter. Several equipped areas of play and local areas of play present. This central green/blue space is linked to adjacent residential streets and overlooked directly by new houses and

	industrial estate buildings. The space extends south to meet Shopwhyke Road. A green finger of open space, containing ditch and balancing ponds connects this lake to the lake in Area A. The developed land is relatively level at 14.7 -15.3m AOD with the exception of the excavated lakes and fenced off ditches (balancing features).
Nature Constraints/ Designations (Chichester Local Plan interactive map consulted)	Designations: None Bat Movement Network Green spaces situated 1.75 km to west of Oving Conservation Area.
(a) in reasonably close proximity to the community, it serves	Well served by paths and immediately accessible from surrounding housing and industrial estate. In easy, flat walking distance from surrounding houses. Approx. 400m distance to the pedestrian/ cycle bridge over the A27 Chichester bypass, with a further 2.7km walk to the centre of Chichester. An estimated 530m walking distance to Shopwyke and 2.1km to Oving village using public rights of way.
(b) special to a local community and holds particular local significance, for example because of its:	
Beauty	The site of a former gravel pit transformed by recent residential development. Newly created landscaped area, with some mature planting. Amenity and ornamental planting areas around equipped play area. The architecture across Shopwyke Lake is modern in style with typical robust planting and grassed areas. Some sections heavily tree planted with wildflower grassland. The lake adds to the general amenity. One street provides a vista towards Chichester Cathedral spire, easily missed, otherwise the enclosure created by housing around the lake prevent any view out to the landscape beyond. Has the appearance of an urban park which people likely to find attractive.
Historic significance	Limited as former field. Does not have the proximity or visual connection with the historic settlement to the east described in Area A Eastern Lake.
Recreational value	Likely to be used by those living close by or crossing the estate to walk further around the eastern lake area. Well used for informal recreation during the day and evenings noted. People using the network of paths around the perimeter of the lake connecting to streets and shared footpath/cycle path through the estate. Used by walkers, dog walkers, and children playing around homes and in grassed areas, family groups and children using the play area, families with prams, buggies for less ambulant persons, cyclists and runners. Several large, equipped area of play are still under construction, indicating this green has been designed to cater for an increasing number of residents over time.
Tranquillity	Perception of tranquillity is reduced by the proximity of internal roads and housing immediately facing the open space. Noise from gardens and people is noticeable. Railings and timber fencing, safeguard people from accessing the water's edge and falling into steeply sided SuDs ditches - urban treatments that are a distraction.
Richness of wildlife	Limited evidence during the day and early evening but open water and extensive naturalistic planting with native species suggests this may change over time. Area is disturbed by dogs and people. Richness of ornamental flora contains pollinator friendly plant and trees provide feeding corridors for bats.

(c) local in character and is not an extensive tract of land	Well defined, area of open space and local facility within the context of the surrounding new residential estate on the outskirts of Chichester city
LGS	
Site area measured in hectares[2]	Approx. 3.27Ha (32,725 m2
Recommendation	Area E - Central Lake. Eligible for designation. Fulfils all the criteria required for Local Green Space designation.

	Area F and G
Description of Green Space	Area F - Belt of mixed woodland separating houses from Shopwhyke Road. Area G - Belt of woodland along Coach Road continuing north between new residential area and older houses. Forms a wooded backdrop to the road. The developed land is relatively level at 14.7 -15.3m AOD.
Nature Constraints/ Designations (Chichester Local Plan interactive map consulted)	Designations: None Woodland that is part of the wider Bat Movement Network and Strategic Wildlife Corridor, Policy NE4: Strategic Wildlife Corridors
in reasonably close proximity to the community, it serves	Close to the residential properties. Woodland and grass verge adjacent to residential street, and between houses. Area F is open and accessible. Area G is behind private houses and inaccessible.
special to a local community and holds particular local significance, for example because of its:	
Beauty	Mature belt of trees and shrubbery face residential street and houses. Predominantly native planting which creates an attractive route appreciated at close range by residents, and screens from view traffic using Shopwyke Road.
Historic significance	None.
Recreational value	Area F contains a small, equipped play area. Wide grass verge offers some informal play opportunity.
Tranquillity	Presence of woodland contributes to increasing tranquillity and wooded backdrop seen from inside other open spaces .
Richness of wildlife	The trees and belt of vegetation provides feeding corridors for bats. Undergrowth may support other wildlife but may be disturbed by noise and proximity of houses and people.
(c) local in character and is not an extensive tract of land	Well defined, narrow strips of green space within the context of a new residential estate on the outskirts of Chichester city.
LGS	
Site area measured in hectares	Approx. 0.2 Ha and 0.49 ha (Area F 2,000 m2 and Area G 4,910 m2)
Recommendation	Area F. Eligible for designation. This area has recreational and wildlife value. Fulfils the criteria required for Local Green Space designation. Area G. Eligible for Local Green Space designation. This area has limited community value but contributes to wildlife value and the wider green infrastructure network.

[2] https://magic.defra.gov.uk/ - *used for calculating each Area's size*