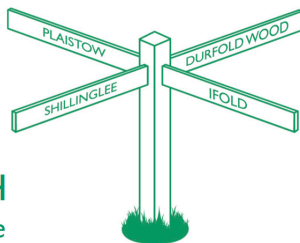


LOCAL GREEN SPACE ASSESSMENT	PLAISTOW LGS ID: LGSP6
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Assessment against NPPF tests

Paragraph 76	consistent with the local planning of sustainable development	✓
Paragraph 77	close proximity to the community it serves	✓
	demonstrably special to a local community and holds a particular local significance, because of its recreational value (including as a playing field	✓
	local in character and is not an extensive tract of land	✓
Paragraph 78	consistent with policy for Green Belts	

1. Date of Assessment:	04 July 2016
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 a grassed tumuli looking agricultural field laid to pasture and maintained as mown grassland with a trig point (in good condition as at January 2016) on top. Currently used as a paddock for grazing livestock.
5. Ownership:	Privately owned. Mr Lionel Cozens-Smith, mailing address care of Nell Ball Farm, Dunsfold Road, Plaistow RH14 0BF
6. Site description:	There is a mature hedge with post-WWII 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 their 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:	<p>This site is under a Planning Article 4 Direction (1985).</p> <p>Chichester District Council - Planning Applications (10):</p> <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.: 10/00803/PNO Status: null • A new road to allow access to be able to utilise and serve the agricultural unit. Ref.: 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.: 10/02195/PNO Status: null • Notification of intention to remove 2.5 metres of hedgerow (to improve visibility at farm entrance) on 1 no. hedgerow. Ref.: 10/04612/HDG Status: YESRE • Retention of existing mobile home as a permanent dwelling. Ref.: 14/00460/FUL Status: Refuse • Access track. Ref.: 14/02456/PNO Status: null • Retention of existing mobile home as a permanent dwelling. Ref.: 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.: 15/03941/PNO Status: null • Proposed extension to access track and poultry range environment mounds. Ref.: 15/03959/PNO Status: PPREQ • 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.: 16/00341/FUL Status: Refuse
10. Contamination (Env Health layers):	None known. To be confirmed.



PLAISTOW & IFOLD PARISH

Durfold Wood – Ifold – Plaistow – Shillinglee

YOUR NEIGHBOURHOOD PLAN

11. Environmental Designation:	<p>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':</p> <p>TQ13S005 (formerly TQ13/5) – Secondary Block Number: TQ13; Station Number: 005</p> <p>Mark Type: Pillar</p> <p>Flush Bracket: S6254</p> <p>Height: 88.715 metres (289 feet)</p> <p>Computing Year: 1952</p> <p>Levelling Year: 1953</p> <p>OSGB36 Easting: 500002.438</p> <p>OSGB36 Northing: 130895.102</p> <p>OS Grid Ref: TQ000309</p> <p><i>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 & Upward Metres Prominence.</i></p>
12. Flood Risk	None
13. Any Tree Protection Order(s) (TPO)?	None
14. Surrounding land uses:	<p>Agricultural land. The site is opposite Foxfields (Football Field) on the other side of the Dunsfold Road. The site adjoins Ancient Woodland and Semi-Natural Woodland - Nell Ball Copse and Berry Field Copse.</p>
<p>Nell Ball Hill and Trig Point is an important historic landmark for Plaistow village and the Parish. Old 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 that 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 Nell 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 that the tree was more probably named after Nell Quinnet, who lived at Quinnet 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 may have been changed into Nell 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 are those across Foxfields, the local football field and towards the Downs. Past owners have kept the Dunsfold Road hedging trimmed to a height to allow views into this 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>	