



BARNS GREEN VILLAGE GREEN INCREASING CAPACITY

For and behalf of The Village Green Trust

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1. INTRODUCTION

This report had been prepared by Savills for Barns Green Village Trust to assess the viability of extending the leisure use for the whole community on and around the Barns Green Village Green.

A Feasibility Study has previously been completed (Autumn 2019) which assessed site and its context and helped identify physical opportunities. This document will look into the potential uses and need and is intended to generate discussion to the betterment of the scheme and is intended to be used as an aid to engage with the local community.

The Jubilee Field sub-committee recognises that the success of any new sports areas on this location is dependent on including the village within the decision making process and ensuring that the new area is sympathetic to the surrounding context. As such any recommendations will not be in isolation to overall area of The Village Green and any proposal will need to be considered as to whether it provides positive development of The Village Green in total.

The aim will be to develop a sustainable, creative and inspirational option for current and future generations for consideration by The Village Trust, The Parish Council and the wider community in Barns Green.

2. INCREASING CAPACITY

Itchingfield Parish boast a population of around 1,750 making this making this one of the larger Category 2 developments in the Horsham District. The Parish has a growing young generation where leisure space is becoming more important as evidenced by the increasing number of visitors to the Village Green.

As such, there are often times when some clubs or societies are competing to use the pitches available either for fixtures or training. Overuse of the one pitch can lead to an adverse degradation of the ground. The Barns Green Village Trust has therefore suggested that the village green is at capacity and further facilities are needed in order to help the local clubs and societies grow.

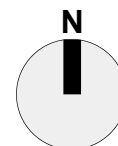
As shown in the figure 1, in addition to the various sports uses of the village green there are a number of other ways in which people utilise the space this includes:

- Dog walking
- Accessing the arboretum
- Community events
- Jogging/walking
- Organised 'Bootcamps'

The facilities for the green, include the Village Hall, The Sports and Social Club along with the new changing rooms and playground area. The Village Hall itself has benefited from an extended function room (The Jubilee Hall). With the new extension completed the village hall has a maximum capacity of 320 people. With both the village car part and Village Hall there are a total of 59 parking spaces available.

The green also notably hosts the Barns Green Half Marathon as well as a number of other events.

To help the village community to grow organically and sustainably, consideration for the expansion of the usable area within the Village Green is key.



Village Green Overview

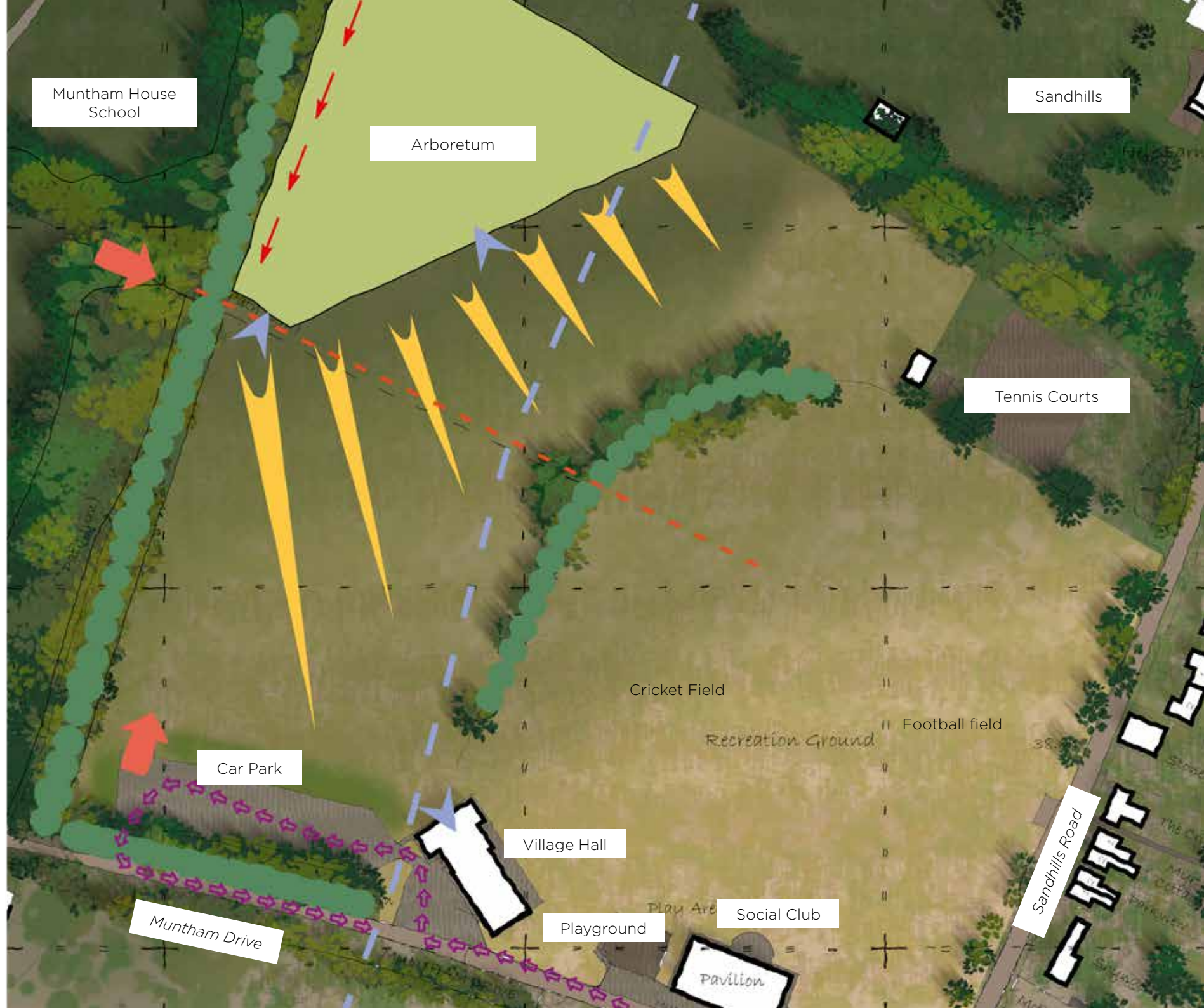
3. LOCAL COMMUNITY

The betterment of the Village Green is for the community that uses it. The organised groups, clubs and societies within the Parish will be included in the decision making process of how to increase the capacity of the green.

However, beyond the clubs and societies, there are individuals and others who also benefit from the Village Green and may not have representation through a club or society. Therefore Public Consultation is paramount to a successful scheme.

It is important that all the current and potential users of the Village Green have the opportunity to put their views across where information of further public consultation will be given in time.





Muntham House
School

Arboretum

Sandhills

Tennis Courts

Cricket Field

Football field

Recreation Ground

Car Park

Village Hall

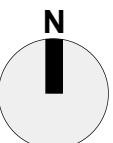
Playground

Social Club

Pavilion

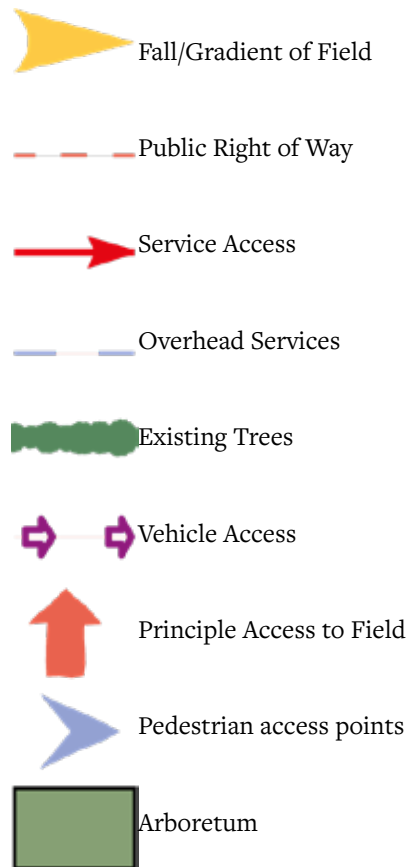
Muntham Drive

Sandhills Road



Constraints Plan

4. CONSTRAINTS



- Gradient of Field**
 Barns Green itself sits within a geological bowl wherein the built-up area is surrounded by hills.

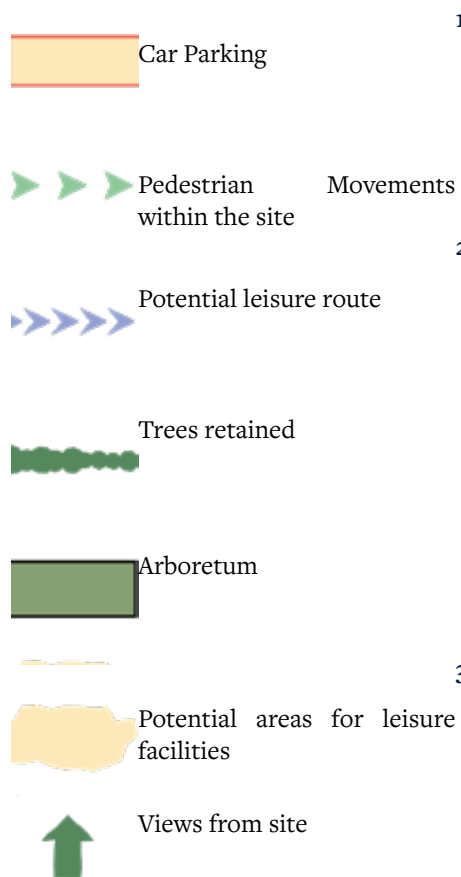
 Muntham House to the north west is situated some 25m higher above sea level than the crossroads to the south of the village green. Jubilee Field itself from north to south slopes by approximately 10m.
- Public Rights Of Way**
 While The Recreation Ground is an open space to be retained, an established Public Right of Way exists across the site through to the boundary of the Recreation Ground. Since the Jubilee Field acquisition which is also deemed as open space in 1977 it is important to retain the access from the footpath to the north western boundary.
- Overhead Services**
 There exists an overhead power line running north south across the Jubilee Field. This will restrict any use nearby use including ball sports such as rugby. Consideration should be given to have the power network bury the power line.
- Existing Trees**
 While no Tree Preservation Orders (TPO) exist within the site the trees act as an attractive visual backdrop to the village green across the boundary to Muntham House School. There also exists a series of trees along the boundary to the Recreation Ground including an attractive mature oak tree at the junction to the footpath. Any proposal should seek to retain the trees.
- Access to the Site**
 The main vehicle access is from the car park to the south of Jubilee field where there exists a gated entrance. There also exists a wide gated entrance through from Muntham House School as well as a track between the footpath and the Arboretum.
- Pedestrian Access Point.**
 Notwithstanding the footpaths, a number of other key

access points have a clear impact on any proposal within the field. Namely the access points into the Arboretum and access to the village hall. Any proposal will need to ensure that these access points are retained for their intended use and enhanced.

- Arboretum**
 The Arboretum, planted in 1998, stands as a memorial to two villagers who lost their lives. The planting is now well established and should be considered as a successful project.

The area includes a variety of different trees and plants with a series of footpaths and a seating area which has a great view over the village through to the south downs. Any scheme will need to ensure its continued and sustainable use.

5. OPPORTUNITIES



1. Vehicle Access

The Car Park as built holds sufficient capacity for leisure event. Principally, sports events run at different times to other leisure or recreational event including events within the village hall itself. Vehicle access can be taken from the car park to service the Jubilee field in general.

2. Pedestrians

While the village and its surroundings have a great deal of rural footpaths suitable for ramblers and dog walkers alike, it is clear that the Jubilee field is enjoyed dog walkers. Enhancement of the northern section of the Jubilee Field can be pursued to extend the principles of the footpaths of the Arboretum.

The Arboretum itself can benefit from having better access to it. Indeed, as a 'quiet' spot for the enjoyment of the village this is perhaps a benefit to the older generations who would benefit from sturdier pedestrian access. Consideration may also be given to find a better solution to the stiles.

3. Trees and landscaping

The trees that serve as a backdrop to the site have been identified an important visual landscaping feature to the village as well as the intermittent trees within the site itself. These will need to be retained , if not mitigation measures would be considered. Enhancement may be unnecessary given its already established nature.

4. Outdoor Leisure Opportunities

With some grading, the Jubilee Field can accommodate a play area the size of a rugby pitch which would include a degree of enhancements and landscaping.

The northern area of the Jubilee Field can accommodate an array of outdoor leisure activities including an outdoor exercise areas. The area should be subject to further scheme designs where this can accommodate further clubs, recreation and dog-walkers alike.

To the perimeter of The Village Green a route can be de-marked to encourage joggers. The path shown measures approximately 820m.



2. Access

1. Outdoor Leisure

3. Multi-Sports Pitch
and Recreational Area



Proposed Site Plan

Barns Green Village Green
Increasing Capacity
The Village Trust (Barns Green)
Ref: 23413
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6. OUTDOOR LEISURE

There are a number of precedents set by local village greens in the district, the aim of these schemes have been to encourage the local community to be active and engage with the village green itself. Outdoor leisure play equipment has is intended for use by the community and can be further utilised with clubs and societies such as bootcamps.

Examples of these schemes have enabled the addition of the following:

- Outdoor exercise equipment
- Marked running routes
- Play areas for various ages

Noting the existing play-area between the Social Club and Village Hall, connectivity between all these areas is paramount for the village green to be used as a whole.

The need for these additions to the green should be tested by engaging with the community.



Outdoor Gym equipment



Jogging Track



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7. ACCESS

As previously defined, the gradient of the land to the north create a considerable constraint where users of the green feel confined to the existing playing pitches to the south. This is particularly true with the Arboretum which is considered underused.

The Arboretum is a valuable asset to the green and holds good ecological and biodiversity value. The seating areas within the arboretum also boast great views over the village facing south to the South Downs. A view rarely utilised in the village.

The proposal is therefore to ensure a new path from the car park area is made at a steady gradient using a suitable hard wearing surface that can be used by wheelchair users and ambulant people alike. The existing fence to the Arboretum perimeter is considered redundant as there is no requirement for a 'hard boundary' and the removal of this fence will help users into the area.



(Above) View of South Downs from Arboretum; (Below) View of seating area at Arboretum



Example of pathway with interstitial outdoor gym equipment



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8. MULTI SPORTS PITCH

Discussions early with all the associated sports clubs and societies will determine the optimum initial layout of the pitch. However, the proposal is for a pitch which can be used for various sports throughout the year.

By virtue of the existing football pitch, for the purpose of this document, we have illustrated the field set up for Rugby.

The main constraint of the pitch is the gradient of the ground, wherein there is a 10m height difference from the north corner to the Arboretum down to the south corner to the Village Hall. Therefore, consideration has to be given to how the embankment is treated.

Other constraints that will form part of the works include:

- Ensuring protection of the existing tree roots to the north
- Alteration of the existing telephone line to be underground
- Adequate Surface water drainage



*Example of embankment to perimeter
Broadbridge Heath Playing fields (to A24)*





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