

Neighbourhood Development Plan Steering Group (Local Green Space sub-committee)

Meeting held on Sep 7th 2023 at 7pm.

Present Sam Goldney-Neate, Neil Hayward, Terry Webb, Elaine Horton

The object of the meeting was to consider Local Green Spaces (LGS) mentioned/proposed following the public consultation document against the Government mandated National Planning Policy Framework (NPPF) criteria, with particular regard to items a), b) and c) in S.102.

NPPF states:

101. *The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.*

102. *The Local Green Space designation should only be used where the green space:*

a) is in reasonably close proximity to the community it serves;

b) is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) is local in character and is not an extensive* tract of land.

**Areas already in the NDP as being within the Green Ring, and therefore likely to meet the criteria for LGS are:

Newton Lane playing fields

Old Cricket Ground

Bishops Field (part)

Fields to the NE of Hollybank

Regarding Bishops Field – an area is already included in current NDP as within the Green Ring and likely to meet the criteria for LGS (see above), but application should also be made for the area down as far as the first hedge (below which is an area with planning permission for stables). The field down to the hedge (which includes an area known as ‘the swamp’) also contains key walks as mentioned in the consultation and is of great local affection and significance for exercise, dog walking, social interaction, and also views towards Warton and to the Church. This area meets criteria a) and b) but clarification may be required as to the definition of ‘extensive’.

New areas for consideration, as suggested in the public consultation document.

1. ‘All green space around Newton Lane, especially area highlighted for HS2’. This area not subject to access as belongs to HS2, and also does not meet criteria b) or c).
2. ‘Land North of Newton Lane’. Does not meet criteria b) or c). (with particular regard to ‘extensive’.
3. ‘All fields surrounding the village’. Does not meet criteria b) or c), (with particular regard to extensive’.
4. ‘Small plot of land at the end of Orchard and Newborough Close’. Does meet criteria a), but not b) or c).
5. ‘Green Space between Warton Lane/Newton Land and motorway’. Does not meet a) b) or c).
6. ‘Woodlands off Cinder Lane’ (known locally as the Fairy Woods). Meets all criteria.
7. ‘Windmill Hill Lane’. This is a long track, so fails to meet c) (extensive) but is owned by Highways therefore not a viable candidate for LGS designation.
8. ‘Fields W/SW/NW of the village’. Too extensive, so does not meet c).
9. ‘Fields to the right (NE) of Hollybank’ – already in the NDP as being within the Green Ring (see above**).
10. ‘Fields behind St Nicholas school’ – does not meet c).
11. ‘Fields adjacent to the Headlands, and all connected fields’. Does not meet b) or c).
12. ‘All fields outside village boundary’. Does not meet c) (extensive).
13. ‘Field behind Glebe Rise’. This area meets a) b) and c).
14. ‘Fields between Mount Pleasant Farm and Glebe Rise’. Does not meet c).
15. ‘Back gardens of houses on Main Rd looking up towards Mount Pleasant Farm’. LK to advise.
16. ‘Fields on either side of Orton Hill’. Does not meet c).

17. 'Field to right of Millview Gardens'. Does not meet b).
18. 'Field to the E and N of Baptist Church' - already in NDP as being within the Green Ring 'Old Cricket Ground' (see above**).
19. 'Small parcel of land in Bishops Cleeve cul-de-sac'. Meets a) and b) as has views towards the Church.
20. 'Area around Church and Pub'. Does not meet c), as is large area but also too vague.
21. 'Village Green' area on Wulfric Ave, meets a) b) and c).
22. 'Farmland between Orton Hill and No Mans Heath Lane'. Does not meet c).

* 'Extensive' in this context has no statutory definition. Kirkwells will calculate the area of any proposed LGS prior to submission to the examiner. Consideration of an area like Bishops Field for example, which might be judged to be extensive and therefore not meet criteria c), is possibly mitigated by the weight of its proximity and strong local significance and value.

Any Other Business

Photo competition. SGN to secure a £50 prize for the best photo (to be used in the NDP) with honourable mention in the village newsletter for the runners up. Permission/copyright to use photos to be secured from applicants.

LGS sub-committee agreed it would be helpful to have a 'walk around' the village at a time tbd, so that everyone is familiar with areas referred to in the consultation.