

Rationale for Local Green Spaces and Other Valued Green Spaces



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Local Green Spaces

Introduction

The National Planning Policy Framework (July 2021) includes the concept of a Local Green Space designation. This is a discretionary designation to be made by inclusion within a neighbourhood development plan.

The designation of land as Local Green Space through 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.

The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) 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) local in character and is not an extensive tract of land.

Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

Consultation for the NDP identified access to the countryside and open spaces as a key issue. Specific sites that are particularly valued by residents have been identified both within the built up area and also in the open countryside. These sites are assessed against the NPPF criteria in Table 1, and identified in Figure 1. All are proposed to be designated as Local Green Spaces.

Table 1 Assessment of Local Green Space proposals vs NPPF criteria

			NPPF 2021 criteria. Paragraph 102
Site name and description including main purpose of the space	Site Ownership	Existing designations, existing site allocations or planning permissions	<p>The Local Green Space designation should only be used where the green space is:</p> <p>a) in reasonably close proximity to the community it serves;</p> <p>b) 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</p> <p>c) local in character and is not an extensive tract of land.</p> <p>In the table below, text in bold demonstrates how each facility meets the NPPF criteria.</p>
The Sportsfield (2 on Figure 1, also Figure 3)	The Sportsfield is owned by the Parish Council. It is managed by Gransden Sports and Recreation Association, comprising volunteers from the community.	None	<p>Situated about 0.5 miles from the village centre, within walking / cycling distance, and with two car parks. This is the principal sports facility of the village. It is the home of Gransdens Tennis Club and Gransdens Football Club. It is used for the community bonfire and fireworks display.</p> <p>The Nursery and Playgroup are sited here, adjacent Caxton Road.</p> <p>Regularly used for informal games and exercise.</p> <p>Total area is ca 3.4ha, appropriate for the sports that are played there.</p>
The Playing Field (4 on Figure 1, Also Figure 5)	The Playing Field is owned by the PC	.None	<p>The Playing Field is a compact facility, situated in the heart of the village, adjacent to Barnabas Oley Primary School. It is used extensively by people of all ages. It is used routinely for school sports and games, also School Fetes. Gransdens and District Bowls Club is based here, with well-maintained greens and a pavilion. A purpose built multi use games area was opened in</p>

			<p>2019, for football, basketball, tennis and netball, on a free open access basis.</p> <p>The Gransden Foxes netball team trains here.</p> <p>The children's playground on the site is used extensively, especially by young families after school. The Muddy Fun Run is held there annually.</p>
The Allotments (1 on Figure 1, Also Figure 2)	Land owned by the PC and run by the Gransdens Allotment and Leisure Gardens Society .	None	<p>This is the only allotment site for the village, situated approx. ½ mile from the village on Caxton Road. There are 21 full plots, 16 half-plots, and an area of micro-plots for children. Greenfingers Children's plots are free.</p> <p>The site also has a Wildflower Meadow, Pond and Heritage Community Orchard, and is an important haven for wildlife, including great crested newts. Two National cedar beehives are being sited at the back of the orchard</p> <p>"Non-gardening" membership is available for those who wish to enjoy the natural environment without taking a plot.</p>
The Mill Weir (3 on Figure 1, Also Figure 4)	Common Land maintained by the PC. Small pond and adjacent shrubby vegetation, situated on Caxton Road adjacent to Sand Road Industrial Estate.	Common Land	<p>Situated about 0.4 miles from the village centre. The only publicly accessible pond in the village.</p> <p>Provides coarse fishing for residents of the Gransdens.</p> <p>It is a tranquil spot in the village where residents can enjoy considerable wildlife, including ducks and other wildfowl, making it very popular with young families.</p>

Great Gransden Local Green Spaces

Scale: 1:9,000

Date: 29/07/2022

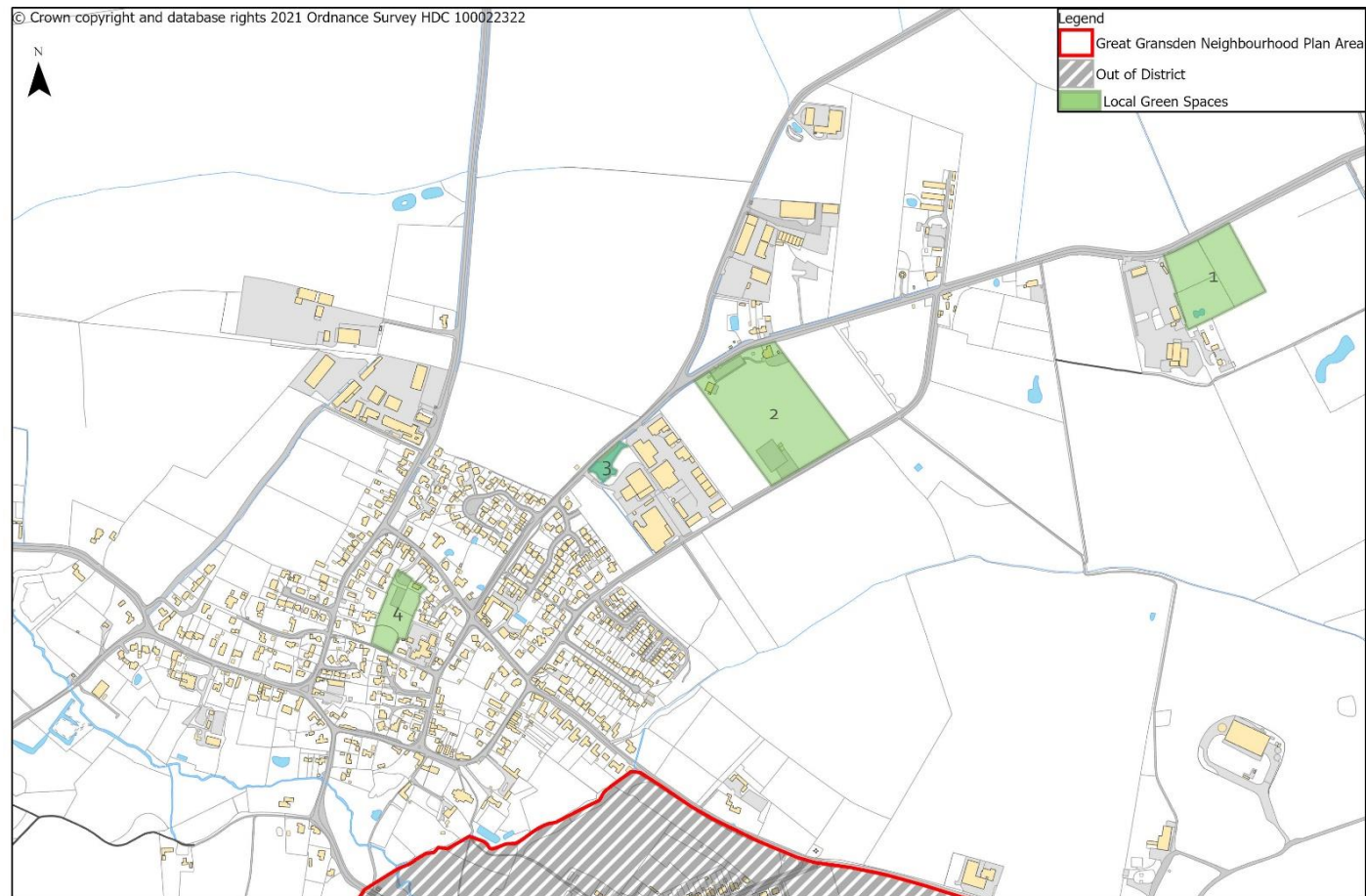


Figure 1 Map showing the proposed Local Green Spaces

Great Gransden Local Green Spaces

Scale: 1:2,500

Date: 29/07/2022

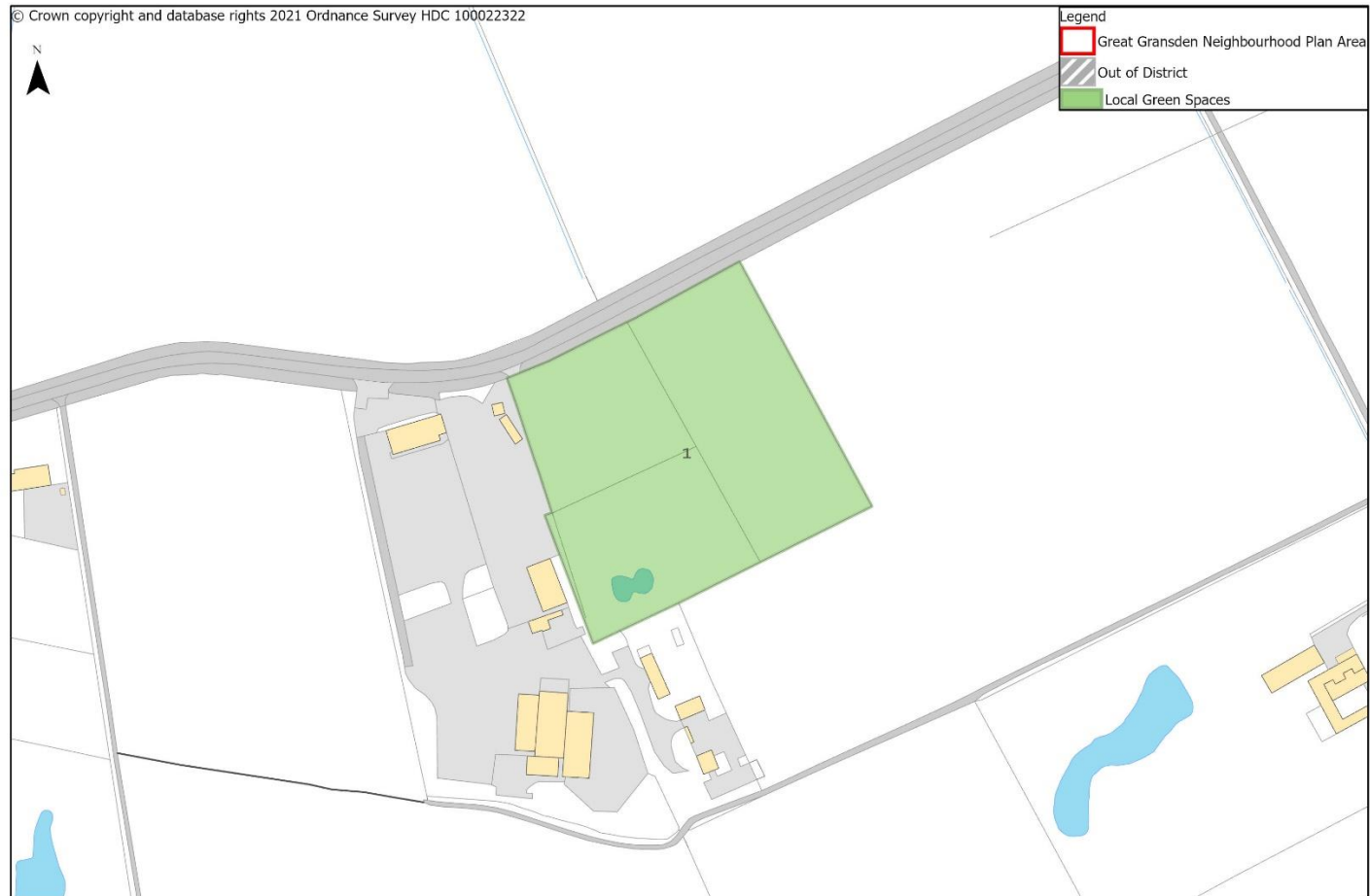


Figure 2 Map showing the proposed Local Green Space 1 – The Allotments

Great Gransden Local Green Spaces

Scale: 1:2,000

Date: 29/07/2022

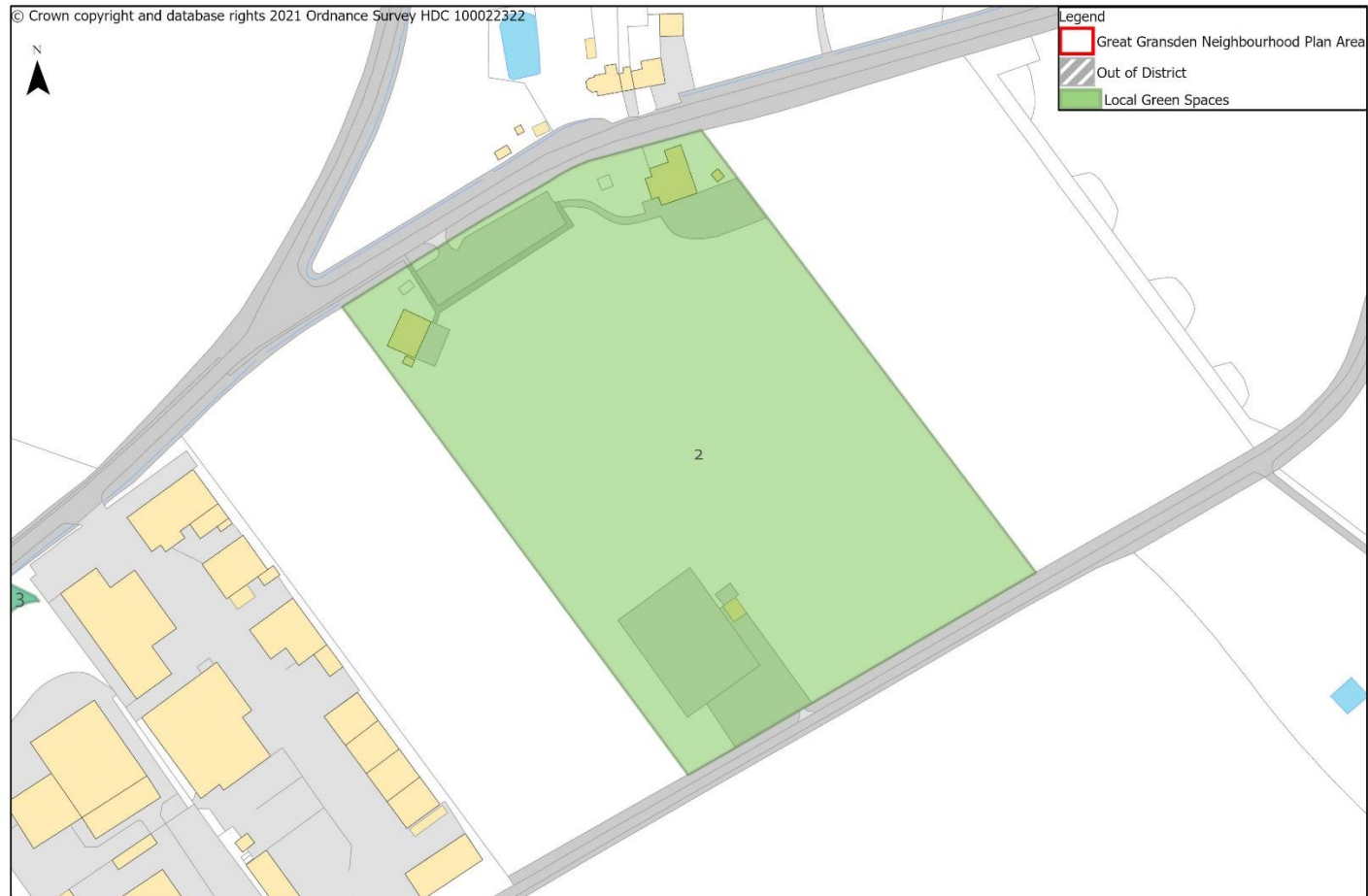


Figure 3 Map showing the proposed Local Green Space 2 – The Sportsfield

Great Gransden Local Green Spaces

Scale: 1:1,500

Date: 29/07/2022

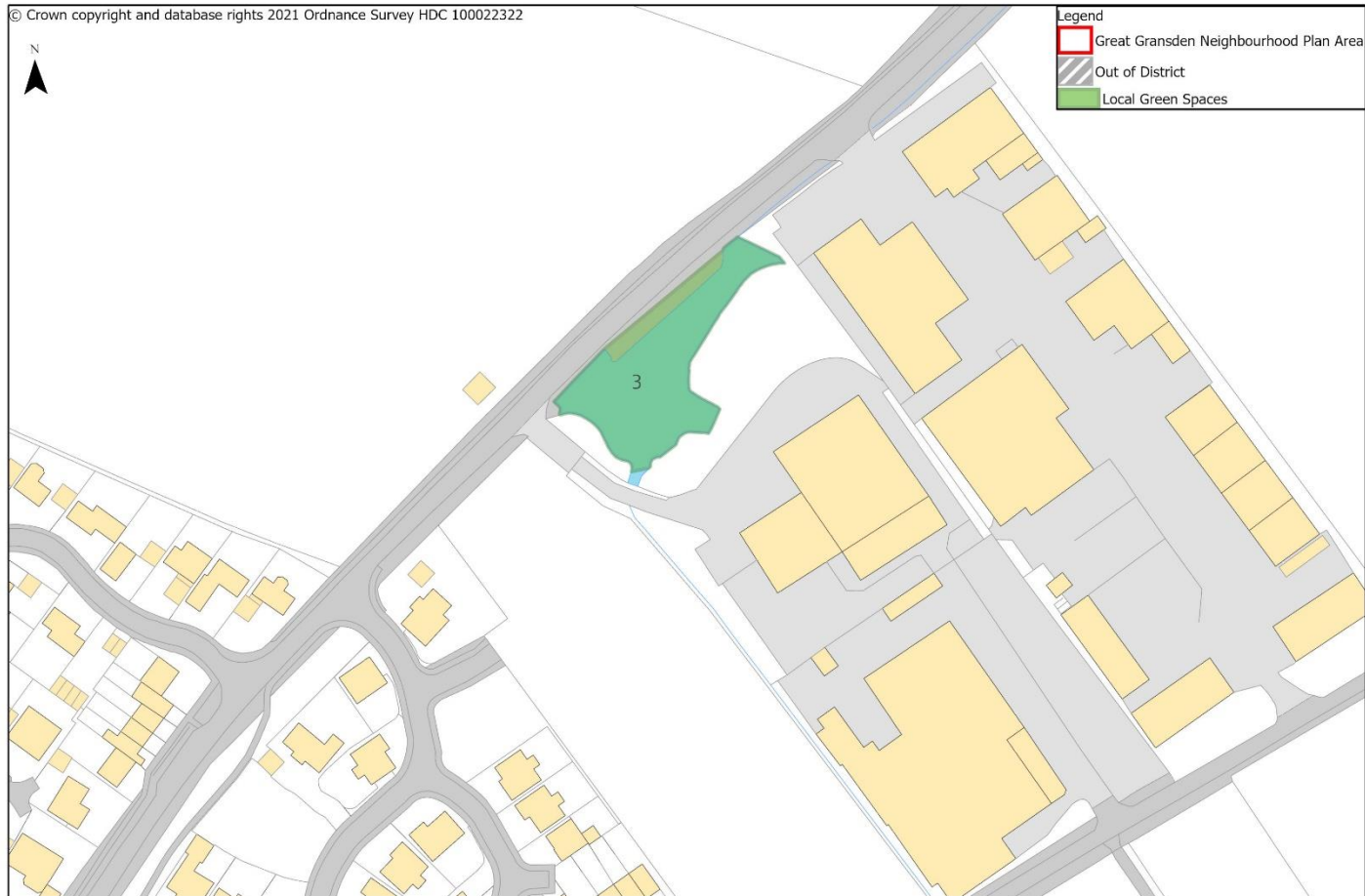


Figure 4 Map showing the proposed Local Green Space 3 – The Mill Weir

Great Gransden Local Green Spaces

Scale: 1:1,500

Date: 29/07/2022

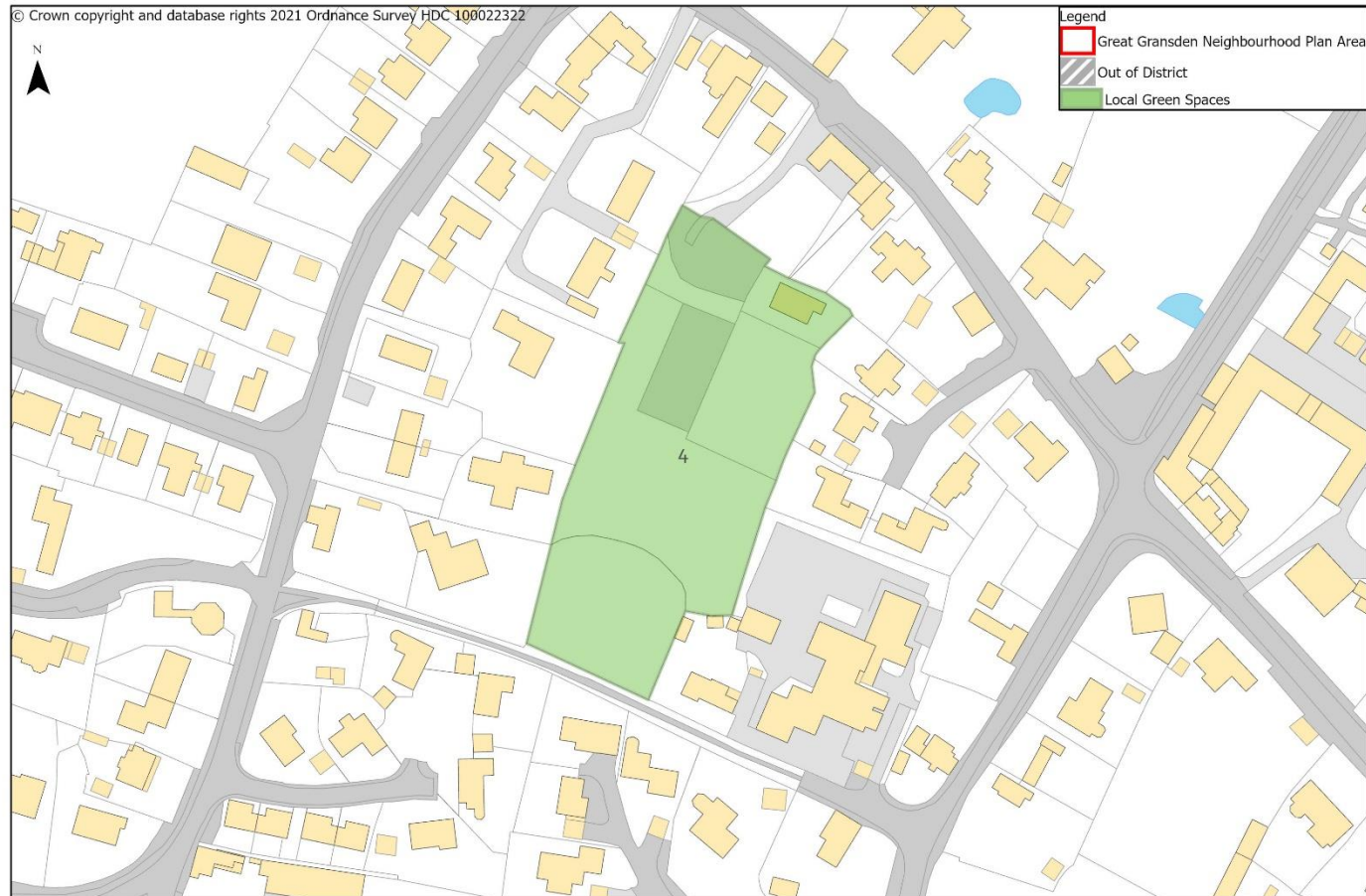


Figure 5 Map showing the proposed Local Green Space 4 – The Playing Field



The Sportsfield



The Allotments



The Playing Field



The Mill Weir

Other Valued Green Spaces


In addition to the sites proposed as Local Green Spaces there are other sites in the village that are greatly valued but do not fully meet the criteria for LGS. These are often privately owned. Due to the public value attached to these spaces, Local Plan Policy LP 32 (Protection of Open Space) will apply to proposals impacting upon these spaces. This purpose of Policy LP 32 is to protect against the loss of open space. It does so by only supporting proposals which result in the whole or partial loss of an area of open space of public value if there would be no significant adverse impacts on the character of the surrounding areas and, as clarified in paragraph 8.28 of the Local Plan, *“where the space is to be replaced with an alternative for which there is a proven need or where compensatory measures that will deliver net gains for the community can be delivered.”*



Paragraph 8.27 in the Local Plan states that:

“Open space takes many forms including parks, village greens, play areas, sports pitches, allotments, semi-natural areas and substantial private gardens. Many provide important recreational and sporting facilities or are important for biodiversity. Others are part of heritage assets or form part of the setting of heritage assets. Whatever their size, function and accessibility they all contribute to the character of place and quality of life for the local community. It is important to prevent the loss of open space where this would harm the character of a settlement, the visual quality of the locality or the quality of life of residents and visitors”

The specific nature of the Other Valued Green Spaces and how they contribute to the character of the Great Gransden settlement is described in Table 2 (see third column) below:

Table 2 Other Valued Green Spaces

Site name and description and position on map	Existing designations, existing site allocations or planning permissions	How the space contributes to the character of Great Gransden
<p>Green spaces adjacent to road junctions in the village. These formerly marked the ancient village boundaries, with large specimen trees</p> <p>Fox Street/ Middle Street/ West Street/ Caxton Road Crossroads. (Map reference Figure 6 marked A also Figure 7)</p>	<p>Green areas adjacent to the staggered crossroads, owned by Highways Department</p> 	<p>A roughly triangular piece of land in the heart of the village, slightly elevated above the road displays the Great Gransden village sign and is the site of a specimen chestnut tree and a hornbeam.. On the opposite corner is a substantial wildflower verge extending down West Street and Middle Street and very large and handsome sycamore tree. The space contributes to settlement character by providing a connection with the past, a local landmark and an attractive and verdant space, with biodiversity value, in the heart of the village.</p>

<p>Crow Tree Street/ Meadow Road/ East Street</p> <p>(Map reference Figure 6 marked C also Figure 9)</p>	<p>Green area forming the road junction, opposite the Crown and Cushion pub, owned by Highways Department</p> 	<p>A triangular piece of grass and wildflower land in the fork of the junction has the stump of one of the old boundary trees, a young oak tree and a public bench. The space contributes to settlement character by providing a connection with the past, a local landmark and an attractive and verdant spaces, with biodiversity value, in the heart of the village.</p>
<p>Eltisley Road/ Fox Street/ East Street</p> <p>(Map reference Figure 6 marked B also Figure 8)</p>	<p>Green areas on both sides of Fox Street at the junction.</p> 	<p>A large grassed space with edge planting and a small tree sweeps down from the new development on the corner of Fox Street and Eltisley Road. This piece of land is privately owned and is cherished as an open greenscape feature in a busy part of the village near the shop and the Reading Room. It provides a view of the Grade II listed Fox Cottage, which is set at 90°to the road.</p> <p>On the opposite corner is a mature lime tree and a public bench, on a green triangle owned by Highways Department</p>

Great Gransden Other Valued Green Spaces

Scale: 1:2,500

Date: 29/11/2022

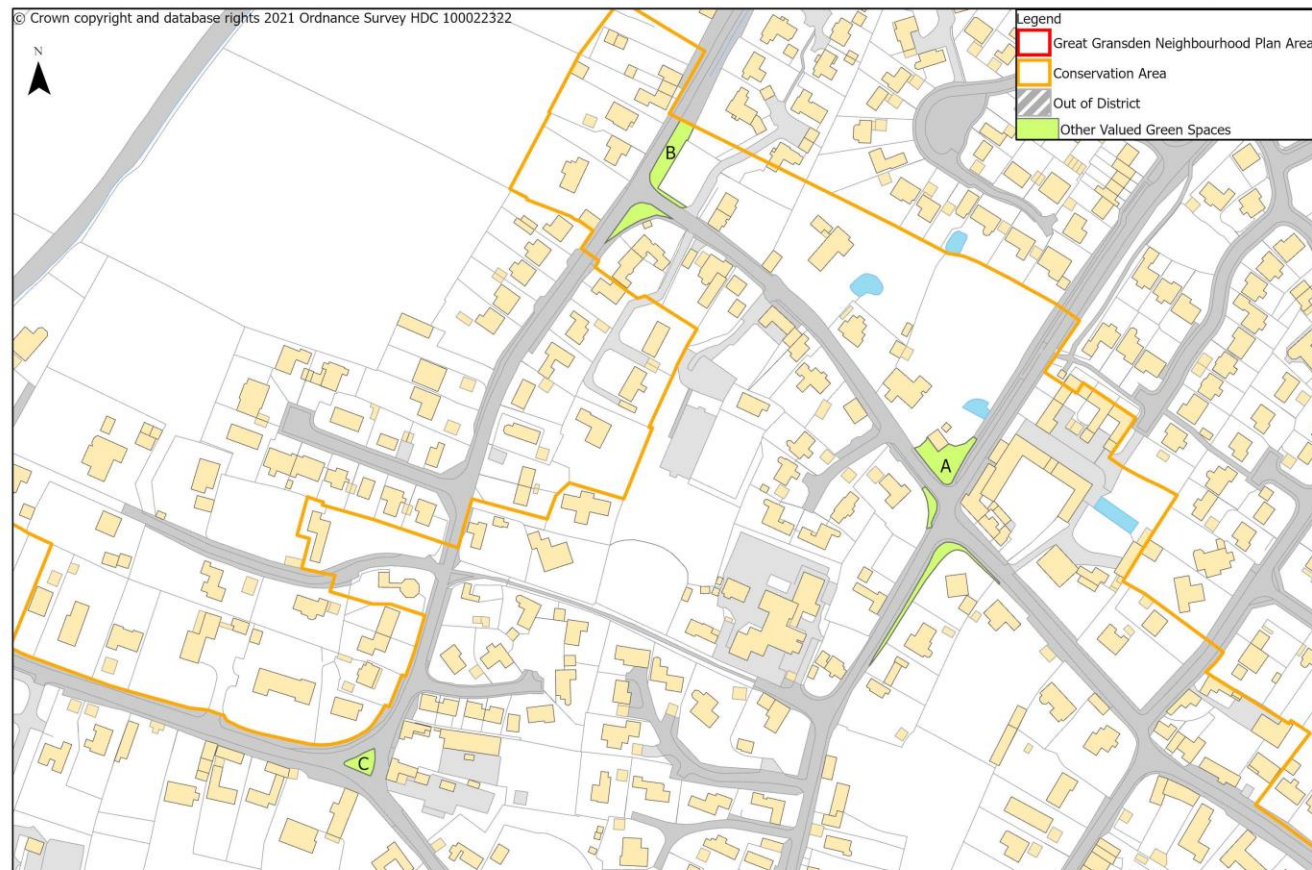


Figure 6 Map showing Other Valued Green Spaces

Great Gransden Other Valued Green Spaces - A

Scale: 1:1,000

Date: 29/11/2022

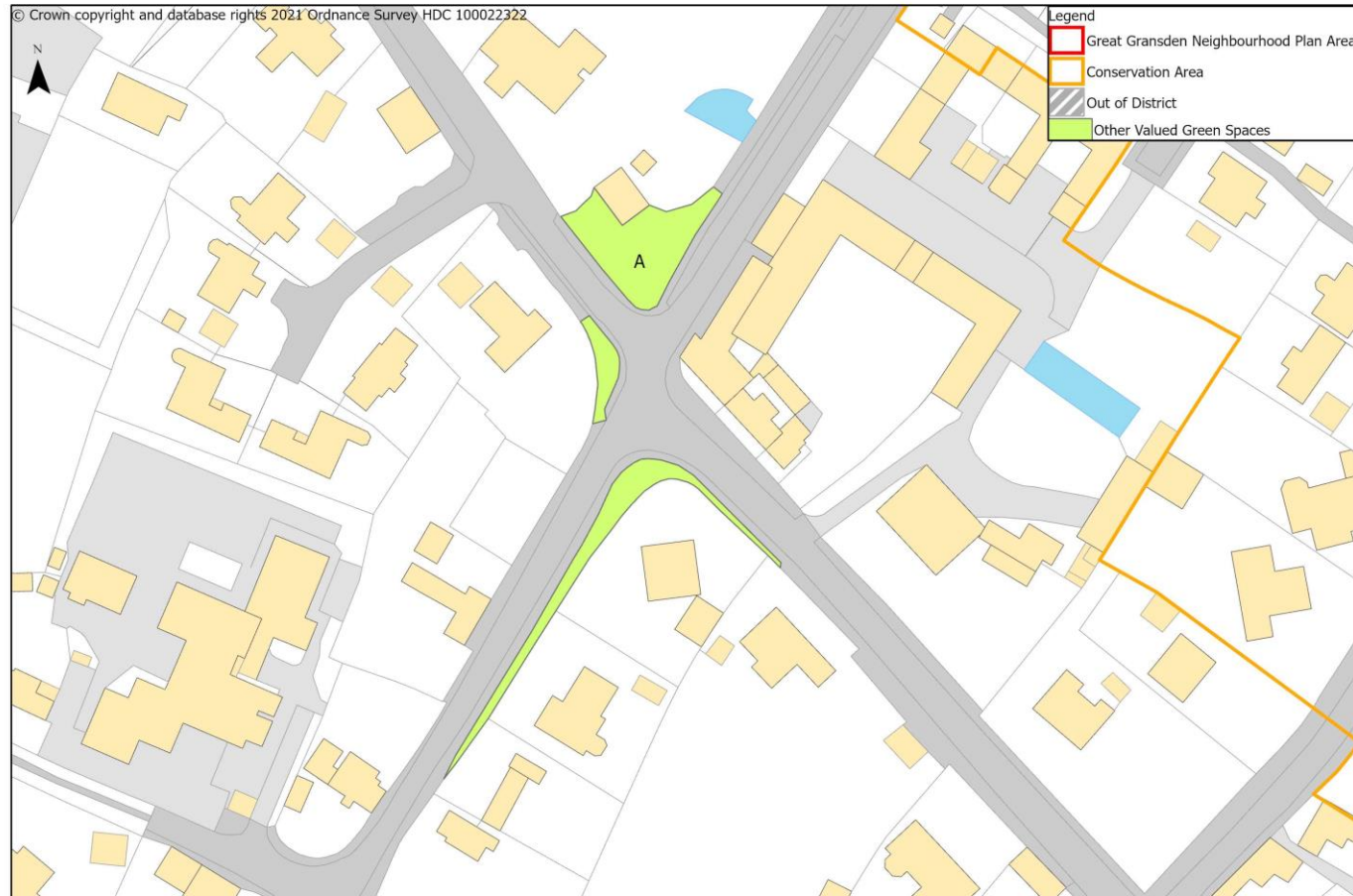


Figure 7 Map showing Other Valued Green Spaces – A, Green areas adjacent to the crossroads

Great Gransden Other Valued Green Spaces - B

Scale: 1:1,000

Date: 29/11/2022



Figure 8 Map showing Other Valued Green Spaces – B, Green areas on both sides of Fox Street

Great Gransden Other Valued Green Spaces - C

Scale: 1:1,000

Date: 29/11/2022



Figure 9 Map showing Other Valued Green Spaces – C, Green area forming the road junction

