

Charnwood Borough Council

Local Green Space Assessment

(May 2021)

Introduction

1. This report assesses sites that have been submitted to the Council against the criteria for Local Green Space that are set out in the National Planning Policy Framework (NPPF). Paragraph 99 of the (NPPF) sets out that communities can 'identify and protect green areas of particular importance to them' through designation as Local Green Space within a Local Plan. In accordance with Paragraph 101 of the NPPF 'Policies for managing development within a Local Green Space should be consistent with those for Green Belts'.
2. Charnwood Borough Council consulted on its draft Local Plan in late 2019 and question 30d of the consultation document gave local communities the opportunity to identify sites to be considered for Local Green Space designation. The following sites were proposed for designation:
 - a) Leconfield Road, Nanpantan (Draft Plan Allocation HS33)
 - b) Land at the Ridgeway/ behind the Garland, Rothley
 - c) Fields between Templar Way, Westfield Lane, the Ridgeway and West Cross Lane, Rothley
 - d) Little Haw Lane, Shepshed
 - e) Glenmore Park, Shepshed
 - f) Oakley Road Park, Shepshed
 - g) Land off Beacon Road, Loughborough (Draft Plan Allocation HS18)
 - h) Site between Cross Hill Lane, Beacon Road and Parklands Drive, Loughborough
3. Site b is a parcel of land within site c. Site g is a parcel of land within site h. All sites are however treated as proposed on their own individual merits. Where exact boundaries of proposed sites were not provided, reasonable estimated boundaries have been drawn for the purpose of the assessment.

Policy Requirements for Local Green Space Designation

4. The NPPF and Planning Practice Guidance (PPG) set out the below considerations for assessing the designation of Local Green Spaces:
 - NPPF 99 – designation should be consistent with the local planning of sustainable development and compliment investment insufficient homes, jobs and other essential services. (PPG 007 – designation should not be used in a

way that undermines the aim of plan making). Sites should be capable of enduring beyond the end of the plan period.

- NPPF 100a – sites should be in reasonably close proximity to the community it serves
- NPPF 100b – sites should be demonstrably special to a local community and hold 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
- NPPF 100c – sites should be local in character and not be an extensive tract of land.

Methodology for Site Assessment

5. In accordance with the policy requirements for Local Green Space designation, the Council has assessed proposed sites using the following methodology.

Close Proximity

6. No specific distance is used to establish whether a proposed site was in close proximity to the community. Instead consideration is given to the distance from the community, physical connections such as footpaths and roads and the nature of the site.

Demonstrably Special

7. The table below sets out how each factor set out in the NPPF will be objectively assessed (if land is already protected by another designation, then consideration is given to whether any additional local benefit would be gained by designation as Local Green Space):

Criteria	How will 'demonstrable' be objectively assessed?
Beauty	Is the site recognised by existing policy designations, or within the Council's evidence base, for factors relating to its beauty/ aesthetic (i.e. landscape sensitivity)?
Historic Significance	Does the site form part of a heritage asset or its setting?.
Recreational Value	Is the site recognised by existing policy designations, or within the Council's evidence base, for factors relating to its recreational value (i.e. open space/ sports provision/ public rights of way)?
Tranquillity	Is the site in proximity to uses that would hinder opportunities for quiet reflection, for example main roads or industrial uses?
Richness of Wildlife	Is the site recognised by existing policy designations, or within the Council's evidence base, for factors relating to its ecological value?
Other indicator of local significance	Have any other indicators of significance been proposed by the local community and, if so, is this demonstrable by objective evidence?

Extensive Tract of Land

8. No specific threshold is applied to the size of sites being considered. An assessment of the size of the site in comparison with the community it serves is made.

Sustainable Development

9. The planning history of the proposal site is reviewed and sites that are allocated for development or with an extant planning permission for development are discounted, except where the development would be compatible with the reasons for designation or the planning permission is no longer capable of being implemented. Emerging Local Plan policies and allocations will be considered to ensure that the designation of sites is consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

In considering whether a designation is capable of enduring beyond the end of the plan period, the planning history and any current planning applications are taken into account.

Assessment

10. Sites are mapped and a desk top assessment is undertaken against the above criteria. Where further investigation is required, a site visit is additionally undertaken.

Recommendations

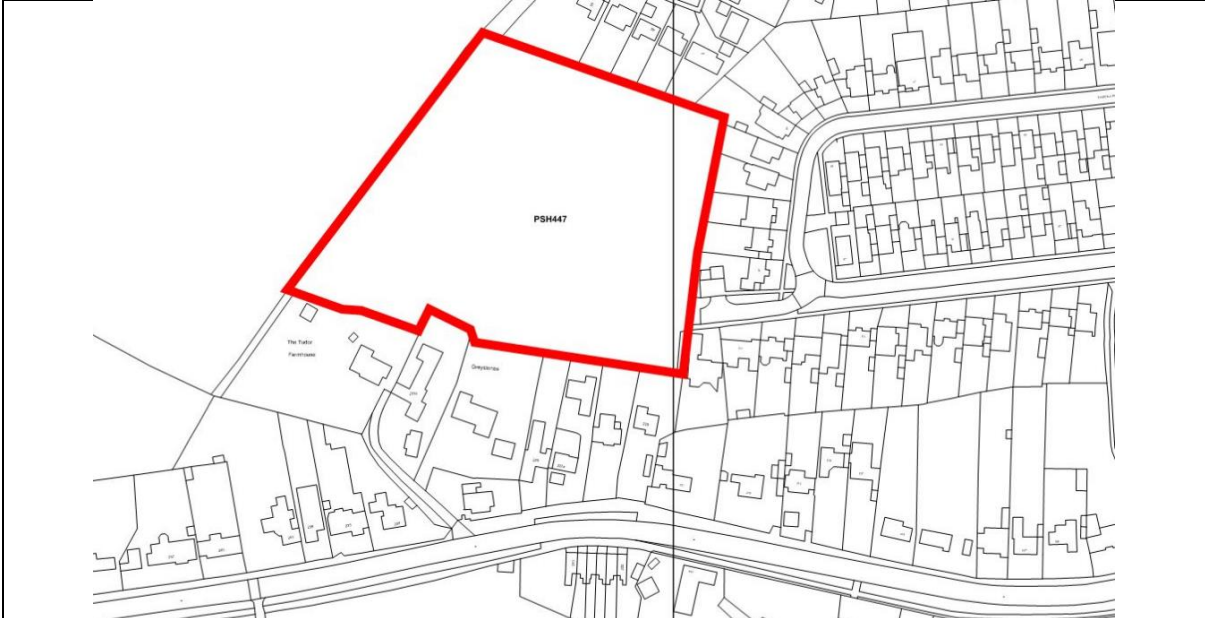
11. Sites have been assessed at Appendix A. The recommendations for each site are as follows:

Site	Recommendation
A	Do not designate as Local Green Space
B	Do not designate as Local Green Space
C	Do not designate as Local Green Space
D	Do not designate as Local Green Space
E	Do not designate as Local Green Space
F	Do not designate as Local Green Space
G	Do not designate as Local Green Space
H	Do not designate as Local Green Space

12. In accordance with paragraph 101 of the National Planning Policy Framework, the policy in the Local Plan should list the above sites and set out that the development of these sites will be managed in accordance with national Green Belt policy.

Appendix A – Local Green Space Assessment

Site A - Leconfield Road, Nanpantan.



Close Proximity	The site is in close proximity to the local community with a footpath linking the site to Leconfield Road.
Demonstrably Special	Beauty – The site is not designated for landscape or aesthetic reasons and is comprised of rough grassland.

	<p>The Landscape Sensitivity Assessment (2019) concludes that overall, the site has low-moderate landscape sensitivity. The site was identified as an 'open space of special character' under policy EV/18 of the 2004 Local Plan (policy not saved). These designations were noted as making 'a vital contribution to a settlement's character'. The site contributes to the character of its immediate surroundings. Potentially demonstrable.</p> <p>Historic – the site is part of the original grounds of Burleigh Farmhouse (Grade II). Although proximal to the site, there is little visual relationship between the site and the building. . Potentially demonstrable.</p> <p>Recreation Value – the site is not identified as public open space in the Council's Open Space Strategy (2018). The site is in private ownership and does not have public right of access. The site is used for informal recreation and to access Burleigh Wood but does not appear to have any formal recreation facilities. Not demonstrable.</p> <p>Tranquillity – the site appears to be overlooked by development and is proximal to a main road. Not demonstrable.</p> <p>Richness of Wildlife – The site is not designated for its own ecological credentials . The site is graded D (Site contains either a high proportion of priority habitat or botanically diverse habitat; or, contains potential for/evidence of protected species) in the Ecological Assessment Report (2019). Demonstrable.</p> <p>Other – material submitted by the local community indicate that the site has geological value which is worthy of recognition / preservation. An independent geological report was commissioned by the Council which concluded that housing development will not have any impact on the geodiversity sites because of the distance to the important exposures (Beacon Hill, Hangingstone & Outwoods, Ives Head, One Barrow Plantation Newhurst Quarry Shepshed Cutting and a Geological National Nature Reserve at Charnwood Lodge</p>
Extensive Tract of Land	The site is not an extensive tract of land and is demarcated at its boundaries.
Sustainable Development	The site was proposed for allocation in the draft Local Plan (2019) but is no longer proposed for allocation in the pre-submission version. Materials submitted by the local community indicate that Local Green Space designation is sought, at least in part, as a response to the threat of development. These materials also rely on

	potential future uses and ownerships on the site. An application for outline planning permission for up to 30 dwellings is currently being considered by the Council (P/20/2199/2).
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Conclusion: The site meets the criteria in paragraphs 100a and 100c of the NPPF. The site is potentially demonstrably special considering its beauty, historic value, and richness in wildlife and this would suggest the site meets the criteria in paragraph NPPF 100b.

An application for outline planning permission for up to 30 dwellings is currently being considered by the Council (P/20/2199/2). The site does not meet NPPF paragraph 99 as if the current planning application was approved it would result in the site not being able to endure beyond the end of the plan period.

Recommendation: do not designate as a Local Green Space.

Site B - Land at the Ridgeway/ behind the Garland, Rothley

View from The Ridings junction.



View from Westfield Ln/ Wellsic Ln junction.



View looking south west across arable farmland at PSH377



Close Proximity

The site is in close proximity to the local community and is surrounded by development to its east, south and west.

Demonstrably Special

Beauty – The site is within Area 8 of the Charnwood Forest Landscape Character Assessment although is not specifically mentioned. Not demonstrable.

Historic – The area along the southern boundary of the site has a significant number of trees that are within the Rothley Ridgeway Conservation Area, and the west boundary of the site adjoins the

	<p>Conservation Area. A recent planning application to develop this site for housing was refused with the impact on the setting of heritage assets given as a reason (P/14/2083/2). Potentially demonstrable.</p> <p>Recreation Value – A public right of way runs across a small area of the north-east part of the site. The site has no formal recreation facilities. Not demonstrable.</p> <p>Tranquillity – The site has minor roads situated parallel to its east, south and west boundaries. Not demonstrable.</p> <p>Richness of Wildlife – Trees along the south and west boundary within the site are protected by Tree Preservation Orders. A large part of the site is graded B (limited biodiversity) in the Ecological Assessment Report (2019). The site is mostly comprised of an agricultural field. Not demonstrable.</p> <p>Other – the site was identified within the ‘Rothley ridgeway’ designation under policy CT/5 of the 2004 Local Plan (policy not saved). The purpose of this designation was to maintain the separation between areas of development. The Borough Council’s evidence on Areas of Local Separation (Arup 2016) shows this land as not forming part of an Area of Local Separation. The Rothley Neighbourhood Plan however designates this land as Area of Local Separation. Potentially demonstrable.</p>
Extensive Tract of Land	The site is not an extensive tract of land and is demarcated at its boundaries.
Sustainable Development	The site does not have an extant planning permission or proposed allocation.
<p>Conclusion: The site meets the criteria in paragraphs 100a and 100c of the NPPF. Parts of the site are potentially demonstrably special considering its historic value and other credentials and this would suggest the site meets the criteria in paragraph NPPF 100b. However, a large area of the site is an agricultural field that is not publicly accessible and would not meet the criteria in paragraph NPPF 100b, and it is therefore considered not appropriate to designate this site as Local Green Space.</p> <p><u>Recommendation: do not designate as a Local Green Space.</u></p>	

Site C - Fields between Templar Way, Westfield Lane, the Ridgeway and West Cross Lane, Rothley

See photos for site B.



Close Proximity

The site is in close proximity to the local community and adjoins several areas of development.

Demonstrably Special

The assessment for Site B applies to this site so is not repeated.

Extensive Tract of Land

The site is a cluster of several fields that together form a gap between three areas of development and therefore does not have the function of being one green space. The area is an extensive tract of land.


Sustainable Development

The site does not have an extant planning permission or proposed allocation.

Conclusion: The site is an extensive tract of land and does not meet NPPF Paragraph 100c.


Recommendation: do not designate as a Local Green Space.

Site D - Little Haw Lane, Shepshed

No photos	
	
Site Assessment: Site D	
Close Proximity	The site is in close proximity to the local community and is surrounded by development.
Demonstrably Special	<p>Beauty – The site is not designated for its aesthetic credentials. Not demonstrable.</p> <p>Historic – the site is not proximal to a heritage asset. Not demonstrable.</p> <p>Recreation Value – The site is the playing field for Oxley Primary School and is proposed to be designated as Protected Open Space. The Council’s Open Space Strategy (2018) suggests enhancements to the site that are of medium priority. Demonstrable, although it is unlikely that additional local benefit would be gained above the proposed Protected Open Space designation.</p> <p>Tranquillity – The site is surrounded by roads around all of its boundaries. Not demonstrable.</p> <p>Richness of Wildlife – The site is not designated for its ecological credentials. Not demonstrable.</p> <p>Other – none identified.</p>
Extensive Tract of Land	The site is not an extensive tract of land and is demarcated at its boundaries.

Sustainable Development	The site does not have an extant planning permission or proposed allocation.
<p>Conclusion: The site meets the criteria in paragraphs 100a and 100c of the NPPF. Whilst the site is demonstrably special considering its recreation value and therefore meets NPPF paragraph 100b, it is also proposed to be designated as Protected Open Space in the Local Plan. It is therefore considered unlikely that designation as Local Green Space would provide additional local benefit when considering existing policy designations.</p> <p><u>Recommendation: do not designate as a Local Green Space.</u></p>	

Site E - Glenmore Park, Shepshed

No photos	
	
Close Proximity	The site is in close proximity to the local community.
Demonstrably Special	<p>Beauty – The site is not designated for its aesthetic credentials. Not demonstrable.</p> <p>Historic – The Shepshed War Memorial (Grade II Listed) and its setting is within the site. Demonstrable.</p> <p>Recreation Value – The site is a public park and is proposed to be designated as Protected Open Space. The site is not referred to in the Council's Open Space Strategy (2018). Demonstrable, although it is unlikely that additional local benefit would be gained above the proposed Protected Open Space designation.</p> <p>Tranquillity – The park contains a war memorial which will provide a space for reflection. Demonstrable.</p> <p>Richness of Wildlife – the site is not designated for its ecological credentials.</p> <p>Other – the site was identified as an 'open space of special character' under policy EV/18 of the 2004 Local Plan (policy not saved). These</p>

	designations were noted as making 'a vital contribution to a settlement's character'. Potentially demonstrable.
Extensive Tract of Land	The site is not an extensive tract of land and is demarcated at its boundaries.
Sustainable Development	The site does not have an extant planning permission or proposed allocation.
<p>Conclusion: The site meets the criteria in paragraphs 100a and 100c of the NPPF. The site is demonstrably special considering its historic value and tranquillity and potentially demonstrably special considering its other credentials and therefore meets NPPF paragraph 100b. However the site is proposed to be designated as Protected Open Space in the Local Plan. It is therefore considered unlikely that designation as Local Green Space would provide additional local benefit when considering existing policy designations.</p> <p><u>Recommendation: do not designate as a Local Green Space.</u></p>	

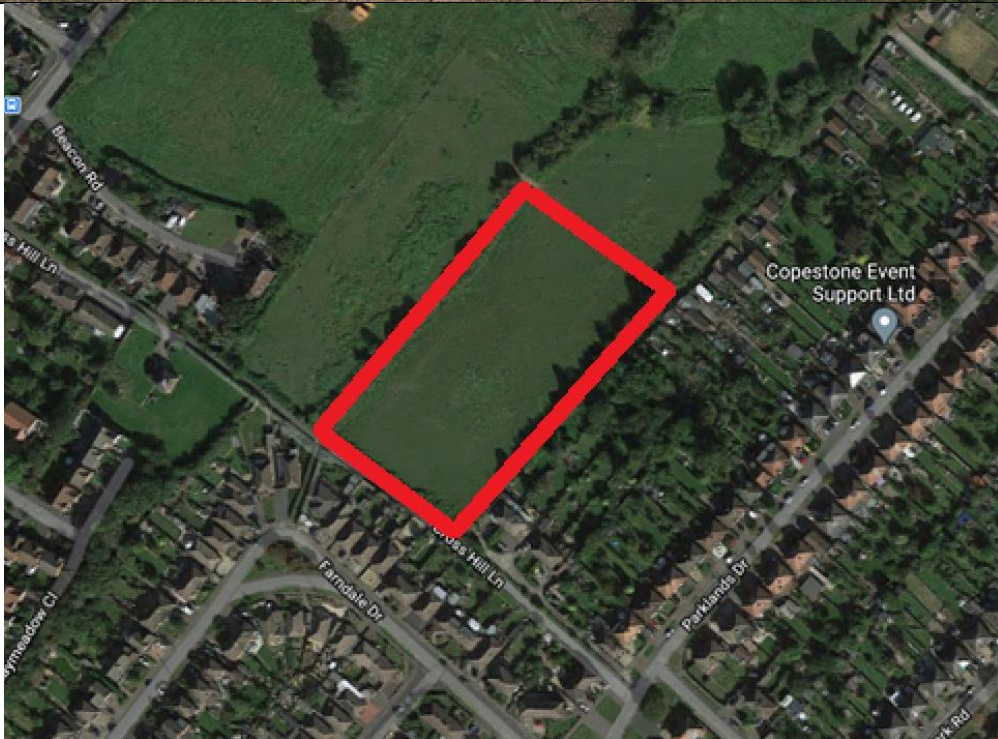
Site F - Oakley Road Park, Shepshed



Close Proximity	The site is in close proximity to the local community.
Demonstrably Special	<p>Beauty – The site is not designated for its aesthetic credentials. Not demonstrable.</p> <p>Historic – the site is not proximal to a heritage asset. Not demonstrable.</p> <p>Recreation Value – The site is the recreation ground with a BMX track and is proposed to be designated as Protected Open Space. The site is not referred to in the Council’s Open Space Strategy (2018). Demonstrable, although it is unlikely that additional local benefit would be gained above the proposed Protected Open Space designation.</p> <p>Tranquillity – the site is proximal to a road. Not demonstrable.</p>

	<p>Richness of Wildlife – the site is not designated for its own ecological credentials, although the treed area along the north-west boundary is a designated local wildlife site. Not demonstrable.</p> <p>Other – none identified.</p>
Extensive Tract of Land	The site is not an extensive tract of land and is demarcated at its boundaries.
Sustainable Development	The site does not have an extant planning permission or proposed allocation.
<p>Conclusion: The site meets the criteria in paragraphs 100a and 100c of the NPPF. The site is demonstrably special considering its recreation value and therefore meets NPPF paragraph 100b. However the site is proposed to be designated as Protected Open Space in the Local Plan. It is therefore considered unlikely that designation as Local Green Space would provide additional local benefit when considering existing policy designations.</p> <p><u>Recommendation: do not designate as a Local Green Space.</u></p>	

Site G - Land off Beacon Road, Loughborough (Draft Plan Allocation HS18)



Close Proximity

The site is in close proximity to the local community as it adjoins residential development.

Demonstrably Special

Beauty – The site is not designated for its aesthetic credentials. Not demonstrable.

Historic – the site is proximal to, but not within, a potential archaeological site. Not demonstrable.

Recreation Value – The site has no formal recreation facilities. Not demonstrable.

Tranquillity – the site is proximal to a main road and local retail centre. Not demonstrable.

Richness of Wildlife – the site is graded C (risk of loss) and noted as having badger activity on or

	<p>near the site in the Ecological Assessment Report (2019). The site is not designated for its own ecological credentials. Not demonstrable.</p> <p>Other – none identified</p>
Extensive Tract of Land	The site is not an extensive tract of land.
Sustainable Development	The site is proposed to be allocated in the Local Plan.
<p>Conclusion: The site meets the criteria in paragraphs 100a and 100c of the NPPF. The site is not demonstrably special and therefore does not meet the criteria in paragraph NPPF 100b.</p> <p>The site is proposed to be allocated for housing development in the Local Plan. The site does not meet NPPF paragraph 99 as its allocation would result in the site not being able to endure beyond the end of the plan period.</p> <p><u>Recommendation: do not designate as a Local Green Space.</u></p>	

Site H - Site between Cross Hill Lane, Beacon Road and Parklands Drive, Loughborough



Close Proximity

The site is in close proximity to the local community as it adjoins residential development.

Demonstrably Special

This assessment is made on the area of the site excluding the area already assessed under Site G.

Beauty – The site is not designated for its aesthetic credentials. Not demonstrable.

	<p>Historic – the site contains a potential archaeological site. Potentially demonstrable, although it is unlikely that additional local benefit would be gained above protections given to heritage assets.</p> <p>Recreation Value – The site has no formal recreation facilities. Not demonstrable.</p> <p>Tranquillity – there appears to be an industrial use on the site. Not demonstrable.</p> <p>Richness of Wildlife – The site is not designated for its own ecological credentials. Not demonstrable.</p> <p>Other – none identified</p>
Extensive Tract of Land	The site is not an extensive tract of land and is demarcated at its boundaries.
Sustainable Development	The site does not have any extant planning permissions but part of the site is proposed to be allocated in the Local Plan.
<p>Conclusion: Part of this site is assessed as Site G in this assessment and is not proposed for designation. The below makes conclusions in relation to the remainder of the site.</p> <p>The site meets the criteria in paragraphs 100a and 100c of the NPPF. Whilst the site is potentially demonstrably special considering its historic value, this is based on the location of a ‘potential archaeological site’ remnants of which may not be visually apparent. On this basis, the evidence available does not suggest that the site is demonstrably special in accordance with NPPF paragraph 100b. It is also considered unlikely that designation as Local Green Space would provide additional local benefit when considering existing policy protections given to heritage assets that would apply in protecting the potential archaeological site.</p> <p><u>Recommendation: do not designate as a Local Green Space.</u></p>	