

# **Gedling Borough Council**

## **Local Green Space Assessment**



**March 2016**

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## **1.0 Introduction**

- 1.1 Paragraph 76 of the National Planning Policy Framework (NPPF) sets out that local communities are able to put forward for special protection green areas of particular importance for them. These 'Local Green Spaces' will be protected from new development in all but very special circumstances. However the designation will not be appropriate for most green areas of open space and will need to comply with certain criteria.
- 1.2 This report sets out the assessment that has been undertaken on sites proposed to be identified as local green space. These sites have been put forward by local communities for consideration through consultation on the Issues & Options stage of the Local Planning Document and through a 'call for sites' with the Parishes Councils and Ward Members in the Borough. The report sets out how these sites have been assessed and identifies the sites recommended for designation as Local Green Space.

## **2.0 Policy Background**

- 2.1 As identified above, paragraph 76 of the NPPF allows sites that are of particular importance to local communities to be designated as Local Green Space. Designation of a site as Local Green Space means that development is ruled out in all but very special circumstances. Local Green Space should only be designated through a review of the local plan, should be consistent with sustainable development and complement investment in sufficient homes, jobs and other essential services.
- 2.2 Paragraph 77 of the NPPF sets out that the Local Green Space designation will not be appropriate for all green or open areas. It should only be used where:
  - The green space is in reasonably close proximity to the community it serves;
  - Where the green area is demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - Where the green area concerned is local in character and is not an extensive tract of land.
- 2.3 Paragraph 78 states that local policy for managing development within a Local Green Space should be consistent with policy for Green Belts. The Publication Draft of the Local Planning Document includes policy LPD 22 (Local Green Space). This policy identifies the sites designated as Local Green Space in Gedling Borough and permits development on them if there are very special circumstances or if the proposal clearly enhances the Local Green Space and the reasons it was designated.

### 3.0 Call for Sites

- 3.1 Sites for consideration as Local Green Space were nominated in two ways. Firstly, the Issues & Options stage of the Local Planning Document (October 2013) included a question allowing those who responded to put forward sites. Secondly, Parish Councils and Ward Members were invited to nominate sites in May 2015 and explain why they considered them to have significance to the community.
- 3.2 A total of 30 sites have been considered for designation as local green space.
- 10 sites in Burton Joyce
  - 1 site in Carlton
  - 1 site in Lambley
  - 1 site in Newstead
  - 1 site in Papplewick
  - 7 sites in Ravenshead
  - 9 sites in Woodborough

Full lists of the sites in each settlement are provided in the relevant appendix.

- 3.3 A number of other sites put forward have not been considered. This was because the site put forward was too broad or not a specific site (for example 'all grass verges').

### 4.0 Methodology

- 4.1 In accordance with paragraph 77 of the NPPF each site being considered was assessed to establish whether:
- It is in close proximity to the community;
  - It holds a particular significance to the community; and
  - It is not an extensive tract of land.

#### Close Proximity

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

#### Particular Significance

- 4.3 Paragraph 77 of the NPPF gives examples of the types of significance that may be considered as reasons to designate as site as a Local Green Space. The table below sets out how these have been assessed.

| Criteria | How assessed  |
|----------|---|
| Beauty   | Whether the site makes an important contribution to townscape or landscape character. |
| Historic | Whether the site forms part of a heritage asset (designated or                        |

|              |  |
|--------------|--|
|              | undesigned) or part of its setting.  |
| Recreational | Whether the site provides the opportunity for outdoor sports and recreation.                       |
| Tranquillity | Whether the site is peaceful and offers the opportunity for quiet reflection.                      |
| Wildlife     | Whether there are features of biodiversity value which are enhanced by the management of the site. |

If there are existing designations that apply to the site, it has been considered whether the site has significance over and above that of the existing designation. Other factors put forward have been considered on a case by case basis.

#### Extensive Tract of Land

- 4.4 As with whether the site is in close proximity to the community, no specific threshold has been applied to the size of sites being considered. An assessment of the size of the site in comparison with the community it serves has been made.

#### Assessment

- 4.5 Each site was mapped and a site visit undertaken. Maps of the sites (by settlement) and a description can be found in the relevant appendix. Photographs of the sites are also provided.

## **5.0 Recommendations**

- 5.1 The table below sets out the recommendations regarding the 30 sites being considered for designation. As well as the map, description and site photographs, appendices A to G also provide the assessment of whether the proposed sites meet the criteria set out in paragraph 77 of the NPPF.

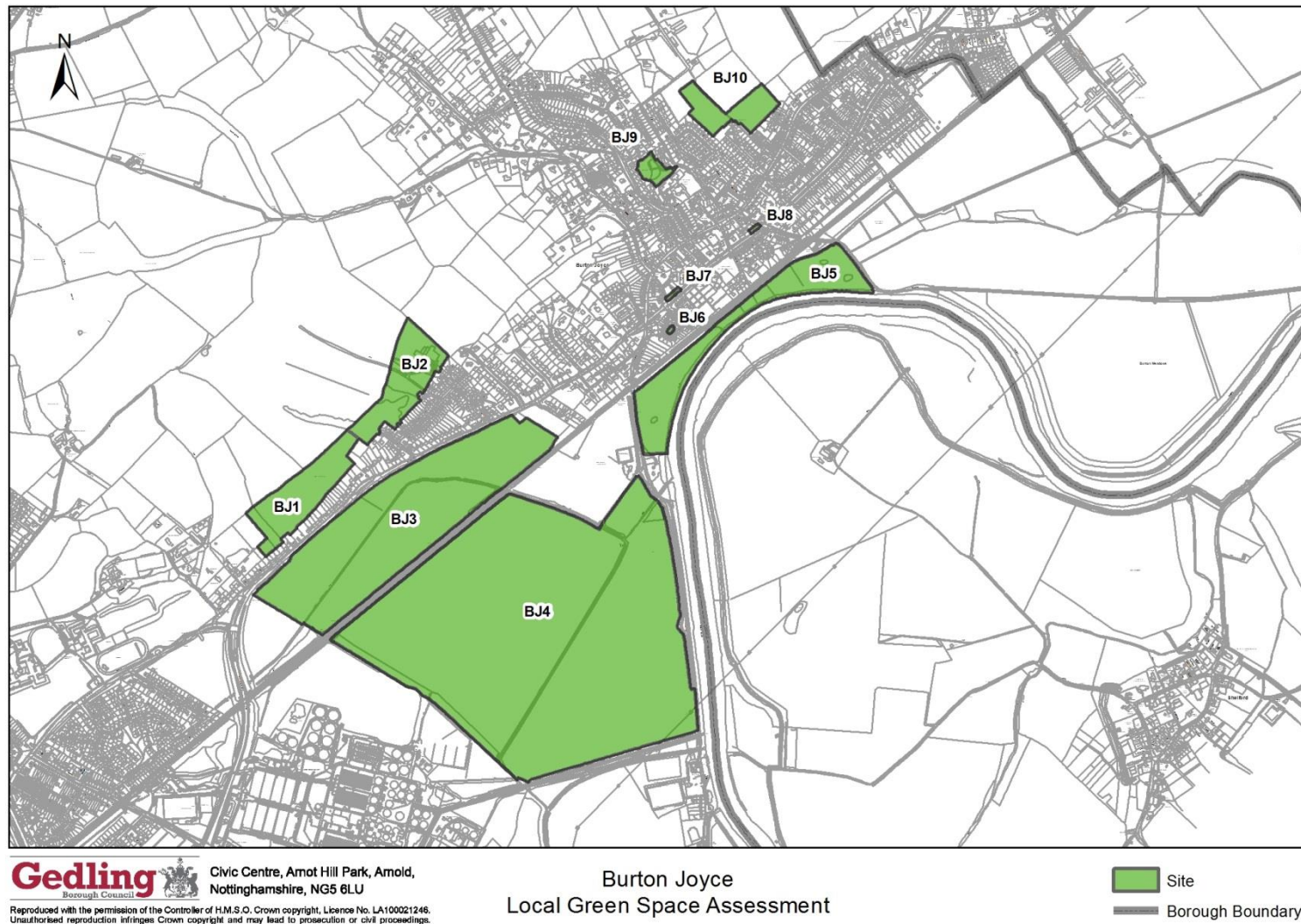
| Ref | Site Name   | Locality     | Conclusion                               |
|-----|---|--------------|--|
| BJ1 | Rear of Nottingham Road                                   | Burton Joyce | Already protected by other designations. |
| BJ2 | Rear of Woodside Road                                     | Burton Joyce | No designation.                          |
| BJ3 | Nottingham Road   | Burton Joyce | No designation.                          |
| BJ4 | Fields adjacent to the Poplars Sports Ground              | Burton Joyce | No designation.                          |
| BJ5 | Riverside land (between railway line and the River Trent) | Burton Joyce | Designate as Local Green Space.          |
| BJ6 | St Helen's Crescent circle                                | Burton Joyce | No designation.                          |
| BJ7 | Millennium Memorial site                                  | Burton Joyce | Designate as Local Green Space.          |
| BJ8 | Library frontage on Church Road                           | Burton Joyce | No designation.                          |
| BJ9 | The Grove   | Burton Joyce | Designate as Local Green Space.          |

| <b>Ref</b> | <b>Site Name</b>                             | <b>Locality</b> | <b>Conclusion</b>   |
|------------|--|-----------------|---|
| BJ10       | Land at the top of Orchard Close             | Burton Joyce    | No designation.   |
| CAR1       | Mapperley Golf Course                        | Carlton         | Remain as Protected Open Space.   |
| LA1        | The Pingle                                   | Lambley         | Designate as Local Green Space.   |
| N1         | Newstead Wildlife Meadow                     | Newstead        | Designate as Local Green Space.   |
| P1         | Walk Mill Pond / Moor Pond Woods             | Papplewick      | Designate as Local Green Space.   |
| R1         | Haddon Road Play Park                        | Ravenshead      | Remain as Protected Open Space.   |
| R2         | Swinton Rise open space                      | Ravenshead      | Remain as Protected Open Space.   |
| R3         | Milton Crescent and Woodland Rise            | Ravenshead      | No designation.   |
| R4         | Abbey Gates Open Space                       | Ravenshead      | Remain as Protected Open Space.   |
| R5         | Trumper's Wood/Kighill Wood                  | Ravenshead      | No designation.   |
| R6         | Leisure Centre, sports fields and Open Space | Ravenshead      | Remain as Protected Open Space.<br>Designate adjacent open space as Protected Open Space. |
| R7         | Newstead Abbey Park                          | Ravenshead      | Already protected by other designations.  |
| W1         | Allotments                                   | Woodborough     | Remain as Protected Open Space.   |
| W2         | Taylor's Croft paddock                       | Woodborough     | Designate as Local Green Space.   |
| W3         | Governors Field                              | Woodborough     | Designate as Local Green Space.   |
| W4         | School area                                  | Woodborough     | Remain as Protected Open Space.   |
| W5         | Playing field                                | Woodborough     | Remain as Protected Open Space.   |
| W6         | Village Hall                                 | Woodborough     | Remain as Protected Open Space.   |
| W7         | Smalls Croft to Buckland Drive               | Woodborough     | Remain as Protected Open Space.   |
| W8         | Smalls Croft Green                           | Woodborough     | Designate as Protected Open Space.  |
| W9         | Old Manor Close circle                       | Woodborough     | No designation.   |



5.2 The sites recommended for designation as Local Green Space will be identified in Policy LPD22 (Local Green Space) of the Local Planning Document. This will be issued for consultation in Spring 2016; those who wish to object to or support


the recommended sites will be able to do so through the consultation. Following the consultation, the Local Planning Document, together with the comments received, will be submitted for examination by an independent Planning Inspector who will recommend whether the Local Planning Document can be adopted or not. It is expected that the Local Planning Document will be adopted in Spring 2017.



## Appendix A – Burton Joyce









|   |  |
|---|--|
| <p><b>BJ1</b><br/><b>Rear of Nottingham Road</b></p> <p>This site is predominantly woodland which is located behind the houses on Nottingham Road.</p> <p>It is largely inaccessible due to the location of the site which overlooks the houses. There is also a steep gradient up to the site so that it is difficult for the public to access the site.</p> |   |
| <p><b>BJ2</b><br/><b>Rear of Woodside Road</b></p> <p>The site is gated off and is inaccessible to the public. The site does not appear to be well maintained.</p>  |  |

|  |  |
|--|--|
| <p><b>BJ3</b><br/><b>Nottingham Road</b></p> <p>The site is largely agricultural land which has a grass outline surrounding the field. Upon the entrance to the site there is a map of the field which unveils a footpath on the southern edge.</p> <p>The site is engulfed by trees and this seems to contain the field. However it is also surrounded by Nottingham Road and neighbouring fields which makes it fairly inaccessible with uneven ground under foot.</p> |   |
| <p><b>BJ4</b><br/><b>Fields adjacent to the Poplars Sports Ground</b></p> <p>The site comprises large agricultural fields bounded by the railway line, River Trent and sewage works. There is little evidence that the fields themselves are used by the community although Stoke Lane appears to be well used. There are views over the River Trent and the land is very open.</p>  |  |

|  |  |
|--|--|
| <p><b>BJ5</b><br/> <b>Riverside land (between railway line and the River Trent)</b></p> <p>The site appears to be used for recreation and for grazing farm animals. There are a few dozen trees, well-trod paths, and a few benches. The tarmacked road that skirts the south eastern boundary of the site is well used.</p> <p>There are views across the Trent towards Shelford. The site is disconnected from Burton Joyce due to a train-line, contributing to the scenic nature of the site; there are two access points to the site across the railway line.</p> |   |
| <p><b>BJ6</b><br/> <b>St Helen's Crescent circle</b></p> <p>This island which lies within St Helen's Crescent is an open space which is limited to what it can provide. There are trees, bushes and ivy present on the island with an electrical line on the western side. This site is unlikely to be used by anyone other than the local residents; evidence of this consists of rope which is located on the centre tree's branches. This has given the island a recreational use despite the lack of open space.</p>   |  |



|   |  |
|---|--|
| <p><b>BJ7</b><br/><b>Millennium Memorial Site</b></p> <p>This small site is a memorial which has been erected since 2000. The information board located near the north of the site references the heritage trail which the memorial site forms part of. Benches, trees, plants and bushes are also located around the site.</p> |   |
| <p><b>BJ8</b><br/><b>Library frontage on Church Road</b></p> <p>This site is the frontage to Burton Joyce Library and contains trees, flowers, bushes and a bench to enable people who visit the library to potentially read or socialise outside.</p>  |  |

|   |  |
|---|--|
| <p><b>BJ9</b><br/><b>The Grove</b></p> <p>This site is a wildlife area which has been adapted from the gardens of a now demolished house, the Grove. This open space has been created and maintained by the Parish Council with the intention of accessibility and benefit to local people. The site has further been used for educational purposes, by providing the local Burton Joyce Primary School with a learning zone.</p> <p>The site is rich with wildlife, plants, trees, bushes, and grassland. It is both recreational and cultural, providing a strong sense of heritage to Burton Joyce. The land is expected to be used by the public with benches and picnic tables made available.</p> |   |
| <p><b>BJ10</b><br/><b>Land at the top of Orchard Close</b></p> <p>This site consists of two parts which of both are agricultural land. Both parts of the site are accessible by a very steep footpath over very uneven ground. It does not appear to be well used.</p>  |  |

| <b>Nominated Site (Ref)</b>   | <b>Replacement Local Plan (2005) – policy designations</b>   | <b>1. Is it in reasonably close proximity to the community it serves?</b>                            | <b>2. Is it demonstrably special to a local community and holds a particular local significance?</b>  | <b>3. Is it local in character and not an extensive tract of land?</b>              | <b>Conclusion</b>   |
|-------------------------------|--|--|---|---|---|
| Rear of Nottingham Road (BJ1) | <ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Local Wildlife Site (ENV36)</li> <li>- Mature Landscape Area (ENV37)</li> </ul> | Although the site is on the edge of the village, it is in reasonably close proximity to the village. | Burton Joyce Parish Council says the site has landscape value and the wooded area contributes to biodiversity.  | The site area is 5.02 ha and it is considered not to be an extensive tract of land. | <p>The site is already protected by other designations and it is considered that additional benefit would not be gained by designation as Local Green Space.</p> <p>Recommended not to designate.</p> |
| Rear of Woodside Road (BJ2)   | <ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Mature Landscape Area (ENV37)</li> </ul>  | Although the site is on the edge of the village, it is in reasonably close proximity to the village. | Burton Joyce Parish Council says the site has landscape value and the wooded area contributes to biodiversity. Part of the site contains trees currently protected by Tree Preservation Orders (TPOs) and part of the site is a farm. It is considered that there is nothing sufficiently 'demonstrably special' to the village beyond the TPOs and a farm on site. | The site area is 4.83 ha and it is considered not to be an extensive tract of land. | <p>There is not considered to be anything 'demonstrably special' to the village that requires additional protection.</p> <p>Recommended not to designate.</p>   |

| <b>Nominated Site (Ref)</b>                        | <b>Replacement Local Plan (2005) – policy designations</b>      | <b>1. Is it in reasonably close proximity to the community it serves?</b>                                 | <b>2. Is it demonstrably special to a local community and holds a particular local significance?</b>  | <b>3. Is it local in character and not an extensive tract of land?</b>           | <b>Conclusion</b>   |
|--|---|---|---|--|---|
| Nottingham Road (BJ3)                              | - Green Belt  | Although the site is on the edge of the village, it is in reasonably close proximity to the village.      | Burton Joyce Parish Council says the site contains numerous permissive footpaths (provided by Severn Trent Plc) and used by local people for recreation and the study of abundant wildlife i.e. birds, reptiles and amphibians. | The site area is 24.30 ha and it is considered to be an extensive tract of land. | The site is considered to be an extensive tract of land and not well connected to the village.<br><br>Recommended not to designate. |
| Fields adjacent to the Poplars Sports Ground (BJ4) | - Green Belt<br>- Areas Potentially at Risk of Flooding (ENV41) | The site is separated from the village by the railway track and public open space (Poplars sport ground). | Burton Joyce Parish Council says the site contains numerous permissive footpaths (provided by Severn Trent Plc) and used by local people for recreation and the study of abundant wildlife i.e. birds, reptiles and amphibians. | The site area is 71.67 ha and it is considered to be an extensive tract of land. | The site is considered to be an extensive tract of land and is isolated from the village.<br><br>Recommended not to designate.      |

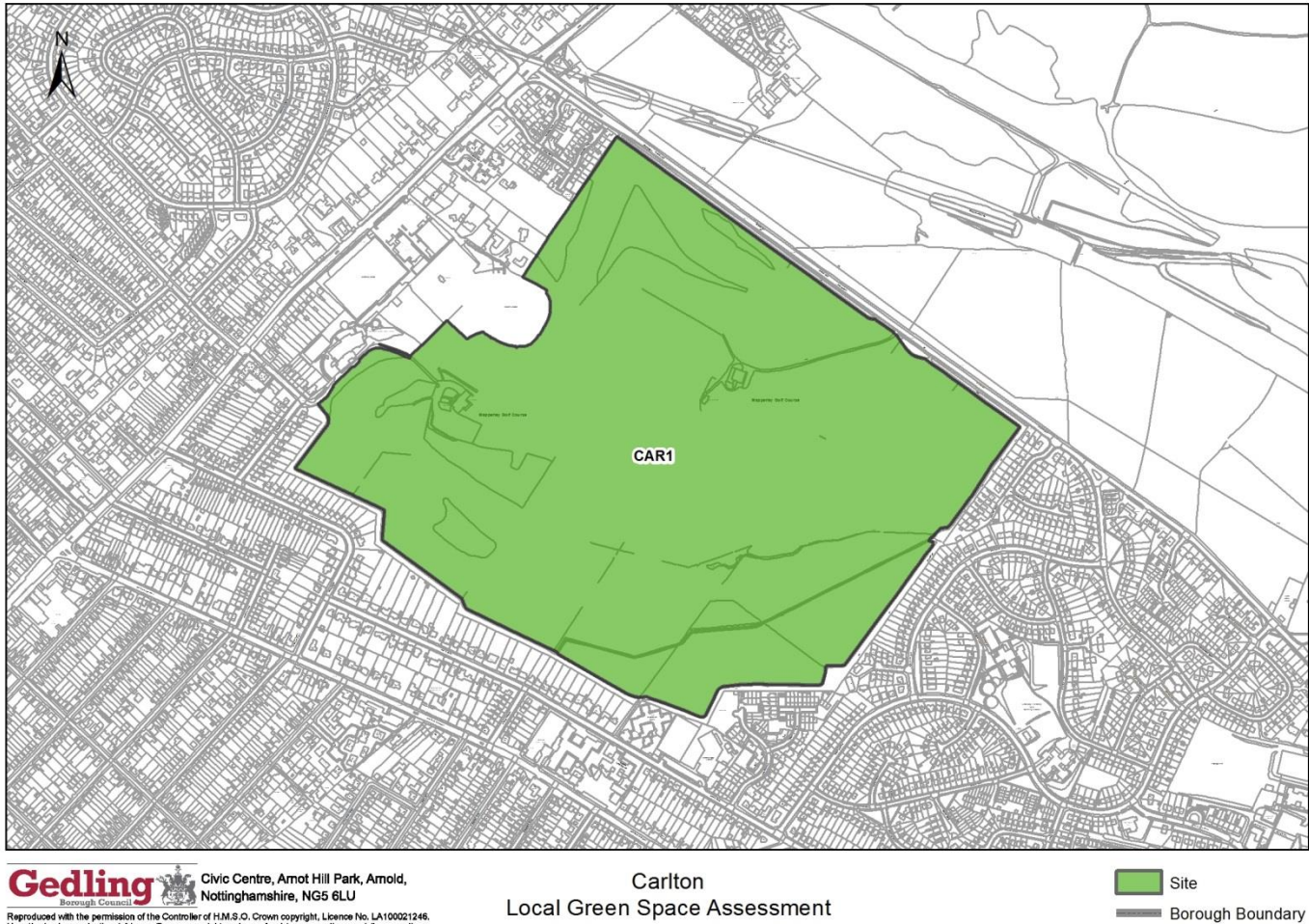
| Nominated Site (Ref)  | Replacement Local Plan (2005) – policy designations  | 1. Is it in reasonably close proximity to the community it serves?                                   | 2. Is it demonstrably special to a local community and holds a particular local significance?  | 3. Is it local in character and not an extensive tract of land?   | Conclusion   |
|---|--|--|--|---|--|
| Riverside land (between railway line and the River Trent) (BJ5) | <ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Local Wildlife Site (ENV36)</li> <li>- Areas Potentially at Risk of Flooding (ENV41)</li> </ul> | Although the site is on the edge of the village, it is in reasonably close proximity to the village. | Burton Joyce Parish Council says the site is riverside land, between the railway line and the River Trent. The site is "widely used for leisure purposes by local people, and has been special here for generations; it appears that the central part was a village green before the building of the railway". | The site area is 8.54 ha and, although the site is large in comparison to other sites, it is considered not to be an extensive tract of land and is local in character. | <p>Part of the site includes a Local Wildlife Site and has historic and recreational significance.</p> <p>Recommended that the site is designated.</p> |
| St Helen's Crescent circle (BJ6)                                | - No designation   | The site is within the village.  | Burton Joyce Parish Council says the site is open green space with trees, intensively used by children in neighbouring houses. It is considered that there is nothing sufficiently 'demonstrably special' to the village.  | The site area is 0.03 ha and it is considered not to be an extensive tract of land.   | <p>There is not considered to be anything 'demonstrably special' to the village.</p> <p>Recommended not to designate.</p>                              |



| <b>Nominated Site (Ref)</b>           | <b>Replacement Local Plan (2005) – policy designations</b> | <b>1. Is it in reasonably close proximity to the community it serves?</b> | <b>2. Is it demonstrably special to a local community and holds a particular local significance?</b>  | <b>3. Is it local in character and not an extensive tract of land?</b>              | <b>Conclusion</b>  |
|---------------------------------------|--|---|---|---|--|
| Millennium Memorial site (BJ7)        | - No designation   | The site is within the village.   | Burton Joyce Parish Council says the Millennium Memorial site contains information about the history of Burton Joyce and a celebration of the Millennium. There are benches on site and it is expected that the public will visit the memorial site.                                  | The site area is 0.07 ha and it is considered not to be an extensive tract of land. | The site has historic significance to the local community.<br><br>Recommended that the site is designated.   |
| Library frontage on Church Road (BJ8) | - No designation   | The site is within the village.   | Burton Joyce Parish Council says the site contains a public bench and mature trees appreciated as a resting place for pedestrians.  | The site area is 0.05 ha and it is considered not to be an extensive tract of land. | Although the site has amenity value there is not considered to be anything 'demonstrably special' to the village.<br><br>Recommended not to designate. |
| The Grove (BJ9)                       | - Protected Open Space - Public (R1)                       | The site is within the village.   | Burton Joyce Parish Council says the site is public open space (maintained by the Parish Council). The site contains information boards of local and historical interests, is used for exercise and public picnics and also regularly used for organised school and community events. | The site area is 0.69 ha and it is considered not to be an extensive tract of land. | The site has recreational, wildlife and historic significance to the community.<br><br>Recommended that the site is designated.                        |

| <b>Nominated Site (Ref)</b>             | <b>Replacement Local Plan (2005) – policy designations</b> | <b>1. Is it in reasonably close proximity to the community it serves?</b> | <b>2. Is it demonstrably special to a local community and holds a particular local significance?</b>  | <b>3. Is it local in character and not an extensive tract of land?</b>              | <b>Conclusion</b>  |
|---|--|---|---|---|--|
| Land at the top of Orchard Close (BJ10) | - Green Belt   | The site is on the edge of the village.                                   | Burton Joyce Parish Council says the site is adjacent to a public footpath and is visually dominant for a large part of the village. It is considered that there is nothing sufficiently 'demonstrably special' to the village. | The site area is 2.66 ha and it is considered not to be an extensive tract of land. | There is not considered to be anything 'demonstrably special' to the village.<br><br>Recommended not to designate. |

Appendix B – Carlton



**CAR1****Mapperley Golf Course**

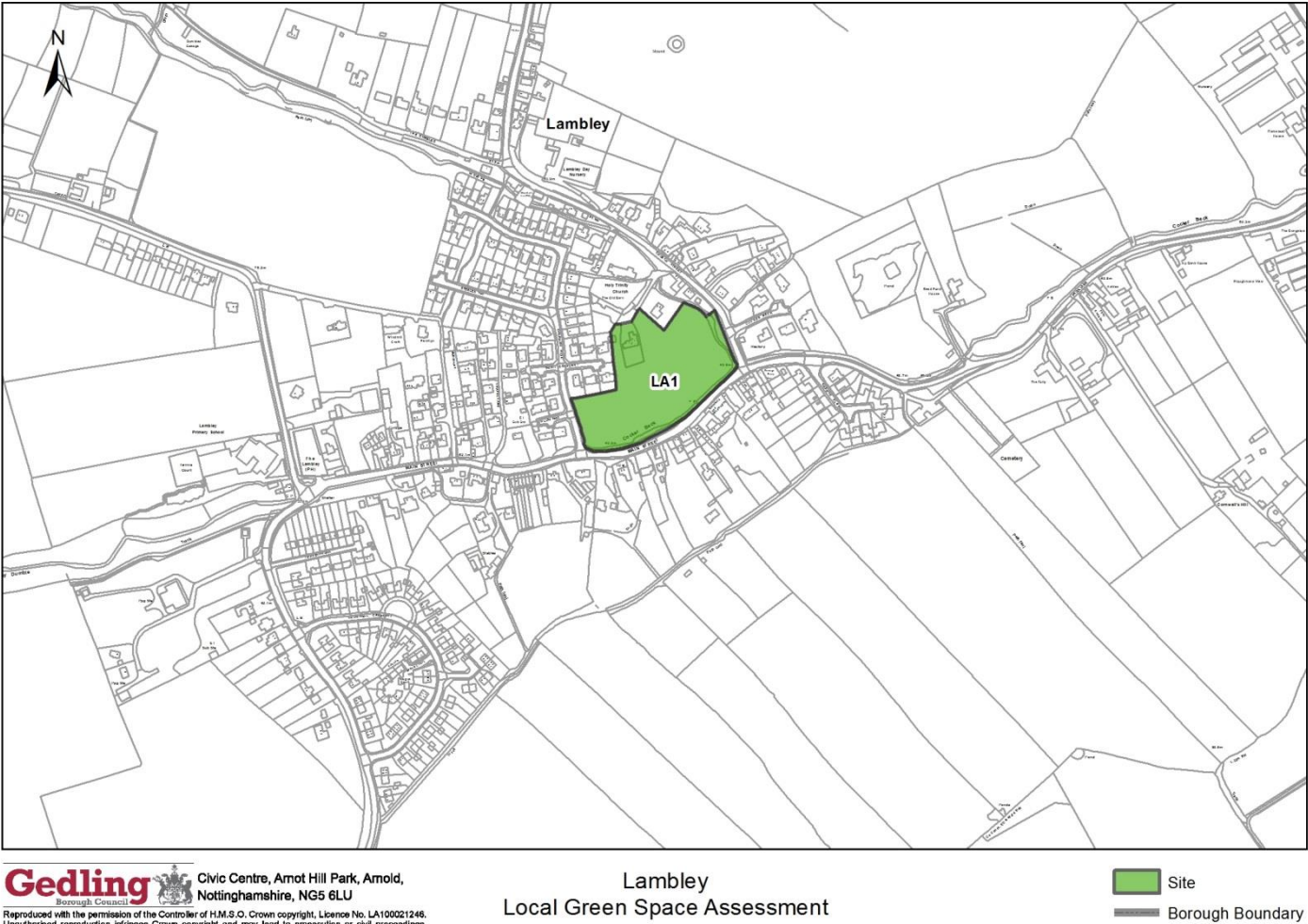
This site consists of the golf course at Mapperley. In between the golf course and the local residential area are footpaths that lead around the outskirts of Mapperley Golf Course. These footpaths are well used by the public and they are accompanied by trees, benches and open space. Part of the footpath overlooks the golf course. Another part of the footpath leads to Digby Park which is protected open space.



| Nominated Site (Ref)         | Replacement Local Plan (2005) – policy designations   | 1. Is it in reasonably close proximity to the community it serves? | 2. Is it demonstrably special to a local community and holds a particular local significance?  | 3. Is it local in character and not an extensive tract of land?               | Conclusion  |
|------------------------------|---|--|--|---|---|
| Mapperley Golf Course (CAR1) | <ul style="list-style-type: none"> <li>- Safeguarded Land (ENV31)</li> <li>- Golf Course (R4).</li> </ul> | The site is within the urban area.                                 | The site is currently a golf course with good public access and having wildlife value. Currently the site is protected by Policy R4 (Golf Courses) of the Replacement Local Plan which is not being rolled forward in the Local Planning Document. | The site area is 51 ha and it is considered to be an extensive tract of land. | <p>The site is extensive and is already designated as protected open space. It is considered that additional local benefit would not be gained by designation.</p> <p>Recommended not to designate.</p> |



Appendix C – Lambley



**LA1****The Pingle**

LA1 lies to the east of the village centre off Main Street. It is private land used for animal grazing. It is unclear whether the site is well used.

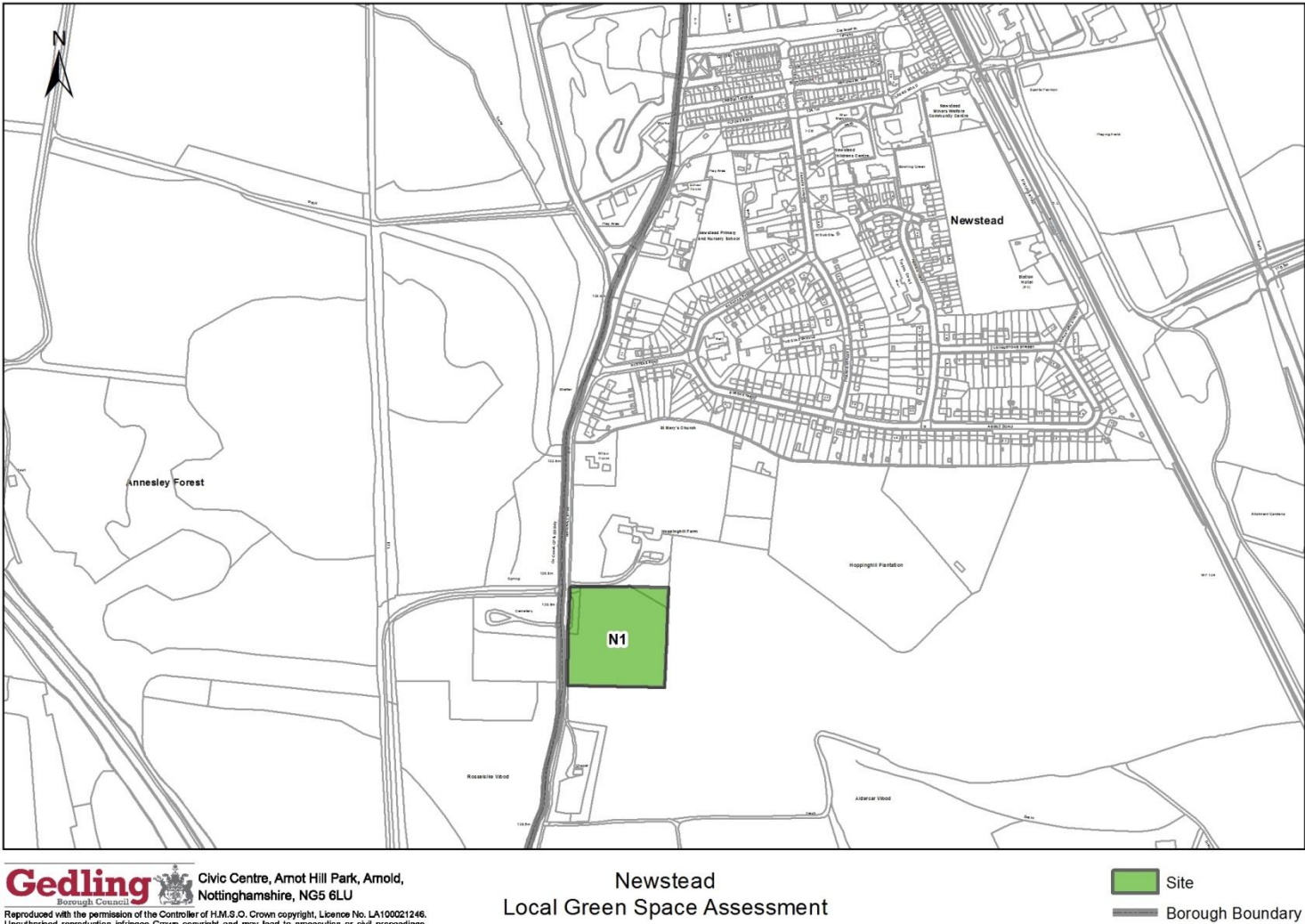
The site is bordered on three sides by moderately busy roads and residential dwellings to the north. The site rises away from Main Street; the site is just visible from the road due to a substantial hedge. Opposite the site on Main Street is a public house as well as a small number of other shops.



| Nominated Site (Ref) | Replacement Local Plan (2005) – policy designations   | 1. Is it in reasonably close proximity to the community it serves? | 2. Is it demonstrably special to a local community and holds a particular local significance?   | 3. Is it local in character and not an extensive tract of land?                     | Conclusion   |
|----------------------|---|--|---|---|--|
| The Pingle (LA1)     | <ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Important Open Spaces Within Conservation Areas (ENV15)</li> </ul> | The site is within the village.                                    | The site is within a Conservation Area and is shown as Protected Open Space within a Conservation Area (ENV15) on the Proposals Map of the Replacement Local Plan. Paragraph 1.43 of the Replacement Local Plan states that open spaces within Conservation Areas make a very important contribution to their character and setting. The supporting text says this site is "especially important being in the heart of the Conservation Area and providing an important element in the setting of the village centre and Church". Currently this site is protected by Policy ENV15 of the Replacement Local Plan which is not being rolled forward in the Local Planning Document. However the policy on Conservation Areas in the Local Planning Document seeks to protect open space within Conservation Areas. | The site area is 1.64 ha and it is considered not to be an extensive tract of land. | <p>The site is within the Conservation Area and has historic significance.</p> <p>Recommended that the site is designated.</p> |



Appendix D – Newstead



**N1****Newstead Wildlife Meadow**

The site is located to the south of Newstead and is maintained as a meadow. There are four benches and a nature plaque with wildlife information.

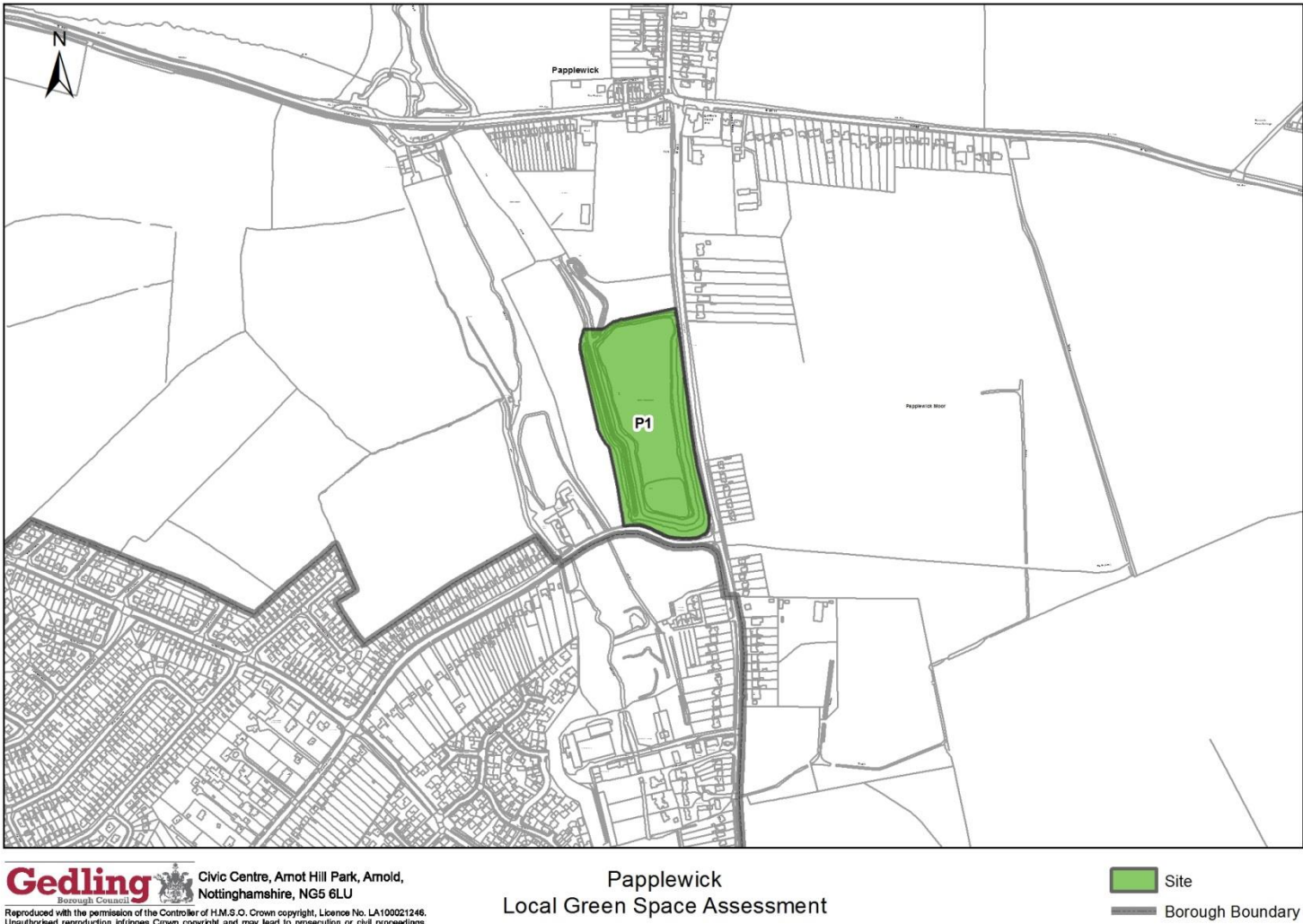
The site is large and has potential for numerous uses; car parking is available. A church lies to the south of the site; the site is situated off of a moderately busy road; across the road is a cemetery. With residential dwellings to the north.



| Nominated Site (Ref)          | Replacement Local Plan (2005) – policy designations   | 1. Is it in reasonably close proximity to the community it serves?  | 2. Is it demonstrably special to a local community and holds a particular local significance?   | 3. Is it local in character and not an extensive tract of land?                     | Conclusion   |
|-------------------------------|---|---|---|---|--|
| Newstead Wildlife Meadow (N1) | <ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Local Wildlife Site (ENV36)</li> </ul> | Although the site is separated from the village by Hoppinghill Farm, it is in reasonably close proximity to the village and access to the site is via the main road (Hucknall Road) to the village. | Newstead Parish Council says the site is a former recreation ground which has previously been successfully registered as an area of Common Land/Village Green under ref VG29. The area is currently maintained by the Parish Council as a wildlife meadow and is open to the public. The site is also rich in flora and fauna and is presently designated as a Local Wildlife Site. There is a Habitat Management Plan 2009-2013 (dated 2008) produced by Nottinghamshire County Council. The Management Plan states that part of the site was formerly used as a football pitch until the late 1990s. Subsequently, it has been used for a number of purposes, including a tree nursery and a location for woodcarving events. Since the site's abandonment, it has "developed into a very valuable and varied area of acidic and more neutral grassland". The Parish Council says access to | The site area is 1.14 ha and it is considered not to be an extensive tract of land. | <p>The site has recreational and wildlife value.</p> <p>Recommended that the site is designated.</p> |

| Nominated Site (Ref) | Replacement Local Plan (2005) – policy designations | 1. Is it in reasonably close proximity to the community it serves? | 2. Is it demonstrably special to a local community and holds a particular local significance?  | 3. Is it local in character and not an extensive tract of land? | Conclusion |
|----------------------|---|--|--|---|------------|
|                      |   |  | the site is via a small car park and there are two picnic tables on site, two benches and an interpretation board denoting species of flora and fauna. |   |            |

Appendix E – Papplewick



**P1****Walk Mill Pond / Moor Pond Woods**

The site lies between Hucknall, Papplewick and Linby. The site was developed by the Robinson family in the late 18<sup>th</sup> century as a system to supply water to their cotton mills. The woods are now a wildlife and recreational site; there are well-maintained footpaths and benches throughout.

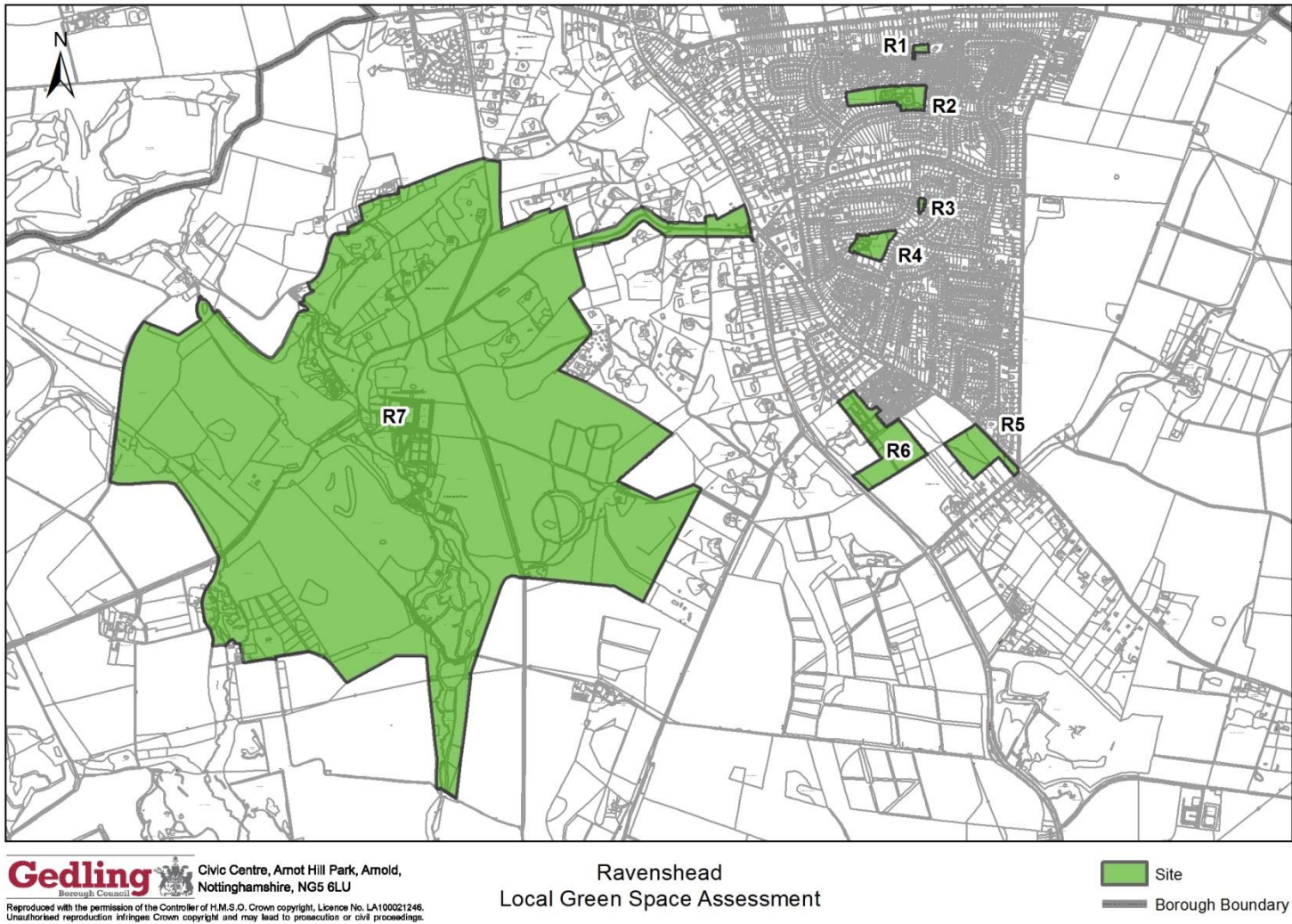
To the west of the site lies the River Leen which runs through Linby; to the east is Moor Road (B683). The site lies close to existing development and agricultural land is notable in the surrounding landscape.





| <b>Nominate<br/>d Site<br/>(Ref)</b>              | <b>Replacement<br/>Local Plan<br/>(2005) – policy<br/>designations</b>  | <b>1. Is it in<br/>reasonably close<br/>proximity to the<br/>community it<br/>serves?</b>   | <b>2. Is it demonstrably special to a local<br/>community and holds a particular local<br/>significance?</b>   | <b>3. Is it local in<br/>character and not<br/>an extensive tract<br/>of land?</b>  | <b>Conclusion</b>  |
|---|---|---|--|---|--|
| Walk Mill<br>Pond /<br>Moor Pond<br>Woods<br>(P1) | <ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Local Wildlife Site (ENV36)</li> <li>- Mature Landscape Area (ENV37)</li> <li>- Protected Open Space - Private (R1)</li> </ul> | The site is close to Papplewick village and the North of Papplewick Lane site allocated in the Aligned Core Strategy. Access to the site is via the main road (Moor Road). The site is adjacent to the residential area within Ashfield District. | Moor Pond Woods is an area of archaeological and ecological interest that lies to the west of the village, between Linby and Papplewick. The woods occupy the site of a system of ponds and channels that fed water to cotton mills in the 18th century. The site is accessible to the public via a network of surfaced paths. The Moor Pond Woods Project was inaugurated in 1999 and the area is managed jointly by the 'Friends of Moor Pond Wood' and Nottinghamshire County Council. The site is presently designated as a Local Wildlife Site. | The site area is 3.87 ha and it is considered not to be an extensive tract of land. | <p>The site has historic, recreational and wildlife value.</p> <p>Recommended that the site is designated.</p> |



Appendix F – Ravenshead





|   |  |
|---|--|
| <p><b>R1</b><br/><b>Haddon Road Play Park</b></p> <p>The site is used by young children; playing apparatus and benches can be found on the site. It is a well-kept site and the apparatus is in good condition. Although it is off a residential road and surrounded by residential dwellings the site is hidden. The playing equipment is at the far side of the site away from the entrance on to Haddon Road, which is a quiet road.</p>   |   |
| <p><b>R2</b><br/><b>Swinton Rise Open Space</b></p> <p>A primary school surrounded by residential dwellings. The site also includes a tract of land that is not inside the school boundary. The land outside the school's boundary does not appear to be well used; it is too small and too close to the roads to be used for recreation.</p> <p>Roads around the site are busy with many parked cars; the small residential roads are likely to be particular busy during school pick-up and drop-off times.</p> |  |

**R3****Milton Crescent and Woodland Rise**



The site is an open area within an area of residential dwellings. Milton Crescent and Woodland Rise are connected via a footpath that runs through the site; an alley way runs north to Church Drive.

The site has no obvious use and is overgrown. There are no benches on the site, though the through route is well-trodden. There are residential dwellings surrounding the site.

**R4****Abbey Gates Park and Sports Field**

This site is largely made up of school playing fields. It is adjacent to Ravenshead Village Hall and is surrounded on three sides by housing. Access to the site was not possible.



|   |  |
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| <p><b>R5</b><br/><b>Trumper's Wood/Kighill Wood</b></p> <p>Longdale Lane runs along the site to the north east; the majority of the site is visible from the road. The site slopes upwards away from Longdale Lane. Behind this first tract of land is a wooded area of very different character. The wooded area of the site can be accessed via a public right of way; the wood appears to be well used with well-established footpaths evident.</p> <p>Immediately north west of the site is an area of land with planning permission for 70 houses. Across Longdale Lane there are a number of detached dwellings. To the south of the site there are residential dwellings and a petrol station, and to the west the wooded area continues beyond the site boundary.</p> |   |
| <p><b>R6</b><br/><b>Leisure Centre, playing pitches and open space</b></p> <p>The site is a well-used playing field suitable for various activities; a number of sports pitches are evident, and there is playing apparatus for children and a small nature reserve.</p> <p>Sporting facilities include tennis, rugby, football and cricket; numerous pitches have floodlights. The site is large but in an awkward location; access to the site and facilities is through a housing development; there is car parking for approximately 50 cars.</p> <p>The site is surrounded by open space with numerous public rights of way. Kighill Wood lies to the west of the site; the A60 skirts the south-west corner.</p>  |  |



**R7**

**Newstead Abbey Park**

This site comprises the Registered Park & Garden of Newstead Abbey, a Grade 1 Listed Building. The site includes a number of residential properties to the west of Mansfield Road (A60) and is heavily wooded. Access to the site is opposite the junction of Mansfield Road (A60) and Longdale Lane.



| <b>Nominated Site (Ref)</b>  | <b>Replacement Local Plan (2005) – policy designations</b> | <b>1. Is it in reasonably close proximity to the community it serves?</b> | <b>2. Is it demonstrably special to a local community and holds a particular local significance?</b>   | <b>3. Is it local in character and not an extensive tract of land?</b>              | <b>Conclusion</b>   |
|------------------------------|--|---|--|---|---|
| Haddon Road Play Park (R1)   | - Protected Open Space - Public (R1)                       | The site is within the village.   | The site includes a play area for children which is well used. The site is protected open space.   | The site area is 0.18 ha and it is considered not to be an extensive tract of land. | The site is already designated as protected open space and it is considered that additional local benefit would not be gained by designation as Local Green Space.<br><br>Recommended not to designate. |
| Swinton Rise Open Space (R2) | - Protected Open Space - School Playing Fields (R1)        | The site is within the village.   | It is considered that there is nothing sufficiently 'demonstrably special' to the village beyond the use as school and school playing field which are already protected. | The site area is 2.24 ha and it is considered not to be an extensive tract of land. | The site is already designated as protected open space and it is considered that additional local benefit would not be gained by designation as Local Green Space.<br><br>Recommended not to designate. |

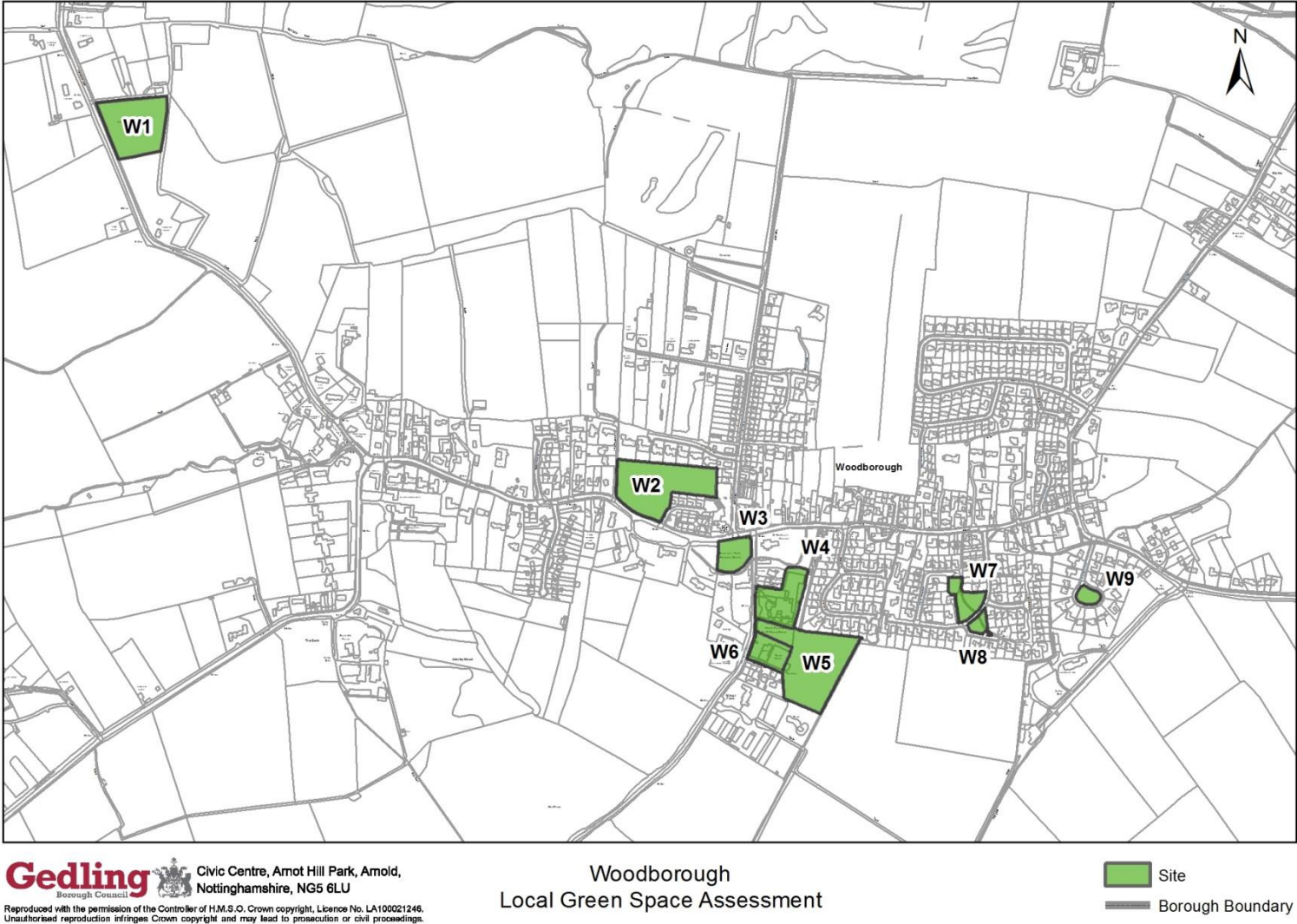
| <b>Nominated Site (Ref)</b>            | <b>Replacement Local Plan (2005) – policy designations</b> | <b>1. Is it in reasonably close proximity to the community it serves?</b> | <b>2. Is it demonstrably special to a local community and holds a particular local significance?</b>   | <b>3. Is it local in character and not an extensive tract of land?</b>              | <b>Conclusion</b>   |
|--|--|---|--|---|---|
| Milton Crescent and Woodland Rise (R3) | - No designation   | The site is within the village.   | No information has been provided on why the site is 'demonstrably special' to the village. There are trees protected under Tree Preservation Orders (TPOs) on site. It is considered that there is nothing sufficiently 'demonstrably special' to the village beyond the TPOs on site. | The site area is 0.12 ha and it is considered not to be an extensive tract of land. | There is not considered to be anything 'demonstrably special' to the village.<br><br>Recommended not to designate.  |
| Abbey Gates Park and Sports Field (R4) | - Protected Open Space - School Playing Fields (R1)        | The site is within the village.   | It is considered that there is nothing sufficiently 'demonstrably special' to the village beyond the use as school and school playing field which are already protected on the Proposals Map.  | The site area is 1.29 ha and it is considered not to be an extensive tract of land. | The site is already designated as protected open space and it is considered that additional local benefit would not be gained by designation as Local Green Space.<br><br>Recommended not to designate. |



| <b>Nominated Site (Ref)</b>                         | <b>Replacement Local Plan (2005) – policy designations</b>   | <b>1. Is it in reasonably close proximity to the community it serves?</b>                            | <b>2. Is it demonstrably special to a local community and holds a particular local significance?</b>   | <b>3. Is it local in character and not an extensive tract of land?</b>              | <b>Conclusion</b>   |
|---|--|--|--|---|---|
| Trumper's Wood / Kighill Wood (R5)                  | <ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Local Wildlife Site (ENV36)</li> </ul>                                  | Although the site is on the edge of the village, it is in reasonably close proximity to the village. | The site is presently designated as a Local Wildlife Site and there are trees protected under Tree Preservation Orders (TPOs) on site.   | The site area is 2.79 ha and it is considered not to be an extensive tract of land. | <p>The site is already designated as protected as a Local Wildlife Site and by TPOs. It is considered that additional local benefit would not be gained by designation as Local Green Space.</p> <p>Recommended not to designate.</p> |
| Leisure Centre, playing pitches and open space (R6) | <ul style="list-style-type: none"> <li>- Protected Open Space - Public (R1)</li> <li>- Part of allocated housing site H2(j)</li> </ul> | Although the site is on the edge of the village, it is in reasonably close proximity to the village. | The site consists of a leisure centre building on site and a playing field which are already protected open space. Also on site is a new open space provided as part of the new residential development. | The site area is 5.26 ha and it is considered not to be an extensive tract of land. | <p>The site is already designated as protected as open space. It is considered that additional local benefit would not be gained by designation as Local Green Space.</p> <p>Recommended not to designate.</p>                        |

| Nominated Site (Ref)     | Replacement Local Plan (2005) – policy designations  | 1. Is it in reasonably close proximity to the community it serves?  | 2. Is it demonstrably special to a local community and holds a particular local significance?               | 3. Is it local in character and not an extensive tract of land?                   | Conclusion  |
|--------------------------|--|---|---|---|---|
| Newstead Abbey Park (R7) | <ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Historic Park and Garden (ENV25)</li> <li>- Scheduled Ancient Monument (ENV23)</li> <li>- Mature Landscape Area (ENV37)</li> <li>- Protected Open Space - Public (R1).</li> </ul> | Although access to the site is on the edge of the village, it is considered that the site is isolated and therefore not in reasonably close proximity to the village. | The site is already protected by other designations (Historic Park and Garden, Scheduled Ancient Monument.) | The site area is 287.83 ha and it is considered to be an extensive tract of land. | <p>The site is already protected by other designations and is extensive. It is considered that additional local benefit would not be gained by designation as Local Green Space.</p> <p>Recommended not to designate.</p> |



Appendix G – Woodborough



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| <p><b>W1</b><br/><b>Allotments</b></p> <p>Woodborough Allotment Gardens is a large site located to the south west of the village. The site lies closer to Calverton than Woodborough.</p> <p>The land rises to the north and the site is surrounded by agricultural land. Stables are evident immediately to the north. Across the busy Foxwood Lane there are two residential dwellings. A bus stop serves the site.</p> |   |
| <p><b>W2</b><br/><b>Taylors Croft</b></p> <p>Site W2 is private property used for grazing animals including horses. The site rises away from Main Street. The properties of Broad Close, The Meadows and Taylor's Croft look out onto the site. The site is not well maintained.</p> <p>The site is located in the centre of the village of Woodborough on Main Street which is a moderately busy road.</p>               |  |

**W3**  
**Governors Field**

The site consists of a play area and open green space. As well as play apparatus there are benches, a well-tended flowerbed, and a fire beacon. The site is well maintained and appears to be well used. The site can be seen through the railings around the site. The site is suitable for a number of different activity.

The site lies in the centre of Woodborough and the bus stop that serves the village is immediately next to the site. Main Street is moderately busy. A Public House is directly opposite; to the west and south are residential dwellings. Lingwood Lane skirts the eastern boundary of the site and, although generally quiet, leads to Woodborough School, a community hall, tennis courts, and a cricket pitch.





**W4**  
**School Area**

This site includes the school buildings and yard of Woodborough Woods Foundation School. Access to the site is via Lingwood Lane. To the north and east of the site are residential dwellings, while to the south is Woodborough Village Hall.





|   |  |
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| <p><b>W5 Playing Field</b></p> <p>The site is well used in many respects; the first tract of land off Lingwood Lane makes up Woodborough Woods school playing fields, demarcated from the rest of the site by a high fence. To the east, the site contains a cricket pitch. The site is well maintained and provides for various recreational uses.</p> <p>To the east of the site is agricultural land; to the south residential dwellings; the village hall and tennis pitches dissect the cricket pitch from Lingwood Lane and border the school playing field. The village hall has car parking for approximately 30 cars and is well used.</p> |   |
| <p><b>W6 Village Hall</b></p> <p>This site includes a Village Hall and adjacent tennis courts. Access to the site is from Lingwood Lane. To the south lies what appears to be the old school building which has been converted to dwellings (with new homes to the rear) and to the east is a cricket pitch (part of Site W5). The site is well used for a variety of purposes.</p>   |  |

**W7****Smalls Croft to Buckland Drive**

The site is green space with no obvious use. It is surrounded by residential dwellings and there is a cut through to Buckland Drive. The site is well maintained.

The site is away from Main Street and unlikely to be frequented other than by those living in surrounding dwellings.

**W8****Smalls Croft Green**

This site is bordered by Small's Croft to the north-west and Charnwood Way to the south-west with a residential property to the east. A well maintained site with numerous trees and a foot path. The line of the footpath is the same as the one on site W7 which connects the two spaces. Very quiet area with no obvious uses; likely to serve the immediate dwellings only.



**W9****Old Manor Close Circle**

Site W9 is in the south-west of Woodborough; the location means it serves the surrounding residential dwellings only. It is well maintained and entirely open. There are 16 dwellings in the close. Old Manor Close is a quiet road situated off Lowdham Lane leading out of the village.





| Nominated Site (Ref) | Replacement Local Plan (2005) – policy designations   | 1. Is it in reasonably close proximity to the community it serves?   | 2. Is it demonstrably special to a local community and holds a particular local significance?  | 3. Is it local in character and not an extensive tract of land?                     | Conclusion   |
|----------------------|---|--|--|---|--|
| Allotments (W1)      | <ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Allotment/Protected Open Space (R5)</li> </ul> | Although the Parish Council says the site is a small area adjoining the village, it is considered the site is isolated and therefore not in reasonably close proximity to the village. | The site contains 31 allotments which are well used. The site is already protected open space. | The site area is 0.99 ha and it is considered not to be an extensive tract of land. | <p>It is considered the site is not in reasonably close proximity to the village.</p> <p>Recommended not to designate.</p> |

| Nominated Site (Ref) | Replacement Local Plan (2005) – policy designations   | 1. Is it in reasonably close proximity to the community it serves? | 2. Is it demonstrably special to a local community and holds a particular local significance?  | 3. Is it local in character and not an extensive tract of land?                     | Conclusion   |
|----------------------|---|--|--|---|--|
| Taylors Croft (W2)   | <ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Important Open Spaces Within Conservation Areas (ENV15)</li> </ul> | The site is within the village.                                    | The site is within a Conservation Area and is shown as Protected Open Space within a Conservation Area (ENV15) on the Proposals Map of the Replacement Local Plan. Paragraph 1.43 of the Replacement Local Plan states open spaces within Conservation Areas make a very important contribution to their character and setting. The supporting text says this site is "seen as a significant open space that should be protected from development in order to maintain the essential character of the village". Currently this site is protected by Policy ENV15 of the Replacement Local Plan which is not being rolled forward in the Local Planning Document. However the policy on Conservation Areas in the Local Planning Document seeks to protect open space within Conservation Area. | The site area is 1.21 ha and it is considered not to be an extensive tract of land. | <p>The site is within the Conservation Area and has historic significance.</p> <p>Recommended that the site is designated.</p> |

| Nominated Site (Ref) | Replacement Local Plan (2005) – policy designations  | 1. Is it in reasonably close proximity to the community it serves? | 2. Is it demonstrably special to a local community and holds a particular local significance?  | 3. Is it local in character and not an extensive tract of land?                     | Conclusion  |
|----------------------|--|--|--|---|---|
| Governors Field (W3) | <ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Protected Open Space - School Playing Fields (R1)</li> <li>- Conservation Area</li> </ul> | The site is within the village.                                    | The site is within a Conservation Area and includes a play area for children, which is well used. The site is already protected open space. Woodborough Parish Council's website says Governors' Field is especially popular with young families as it offers a range of play equipment. The Millennium Beacon situated on Governors' Field is owned and managed by Woodborough Community Association. | The site area is 0.30 ha and it is considered not to be an extensive tract of land. | <p>The site is within the Conservation Area and has historic and recreational significance.</p> <p>Recommended that the site is designated.</p>   |
| School area (W4)     | <ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Protected Open Space - Public (R1)</li> </ul>   | The site is within the village.                                    | The site is within a Conservation Area and consists of school buildings on site. It is considered that there is nothing sufficiently 'demonstrably special' to the village beyond the site currently being designated as protected open space.   | The site area is 0.61 ha and it is considered not to be an extensive tract of land. | <p>The site is already designated as protected open space. It is considered that additional local benefit would not be gained by designation as Local Green Space.</p> <p>Recommended not to designate.</p> |

| Nominated Site (Ref) | Replacement Local Plan (2005) – policy designations   | 1. Is it in reasonably close proximity to the community it serves? | 2. Is it demonstrably special to a local community and holds a particular local significance?  | 3. Is it local in character and not an extensive tract of land?                     | Conclusion   |
|----------------------|---|--|--|---|--|
| Playing field (W5)   | <ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Protected Open Space - School Playing Fields (R1)</li> <li>- Part of site is within Conservation Area</li> </ul> | The site is within the village.                                    | The site is within a Conservation Area and consists of school buildings on site. It is considered that there is nothing sufficiently 'demonstrably special' to the village beyond the site currently being designated as protected open space. | The site area is 0.61 ha and it is considered not to be an extensive tract of land. | <p>The site is already designated as protected open space and consists of school buildings. It is considered that additional local benefit would not be gained by designation as Local Green Space.</p> <p>Recommended not to designate.</p> |

| Nominated Site (Ref) | Replacement Local Plan (2005) – policy designations  | 1. Is it in reasonably close proximity to the community it serves? | 2. Is it demonstrably special to a local community and holds a particular local significance?   | 3. Is it local in character and not an extensive tract of land?                     | Conclusion  |
|----------------------|--|--|---|---|---|
| Village Hall (W6)    | <ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Protected Open Space - Public (R1)</li> </ul> | The site is within the village.                                    | The site is within a Conservation Area and consists of a village hall building on site. It is considered that there is nothing sufficiently 'demonstrably special' to the village beyond the site currently being designated as protected open space. | The site area is 0.32 ha and it is considered not to be an extensive tract of land. | <p>The site is already designated as protected open space. It is considered that additional local benefit would not be gained by designation as Local Green Space.</p> <p>Recommended not to designate.</p> |

| Nominated Site (Ref)                | Replacement Local Plan (2005) – policy designations  | 1. Is it in reasonably close proximity to the community it serves? | 2. Is it demonstrably special to a local community and holds a particular local significance?   | 3. Is it local in character and not an extensive tract of land?                     | Conclusion   |
|-------------------------------------|--|--|---|---|--|
| Smalls Croft to Buckland Drive (W7) | <ul style="list-style-type: none"> <li>- Green Belt</li> <li>- Protected Open Space - Public (R1)</li> </ul> | The site is within the village.                                    | Woodborough Parish Council says the site is used for recreation and as a play area. It is considered that there is nothing sufficiently 'demonstrably special' to the village beyond the site currently being designated as protected open space. | The site area is 0.26 ha and it is considered not to be an extensive tract of land. | <p>The site is already designated as protected open space. It is considered that additional local benefit would not be gained by designation as Local Green Space.</p> <p>Recommended not to designate.</p> <p>Recommended that the site should be combined with site W8 and designated as open space.</p> |



| Nominated Site (Ref)        | Replacement Local Plan (2005) – policy designations | 1. Is it in reasonably close proximity to the community it serves? | 2. Is it demonstrably special to a local community and holds a particular local significance?   | 3. Is it local in character and not an extensive tract of land?                     | Conclusion  |
|-----------------------------|---|--|---|---|---|
| Smalls Croft Green (W8)     | - Green Belt  | The site is within the village.                                    | Woodborough Parish Council says the site adjoins the protected open space (site W7) but is not included within the boundary. It is considered that there is nothing sufficiently 'demonstrably special' to the village. | The site area is 0.09 ha and it is considered not to be an extensive tract of land. | There is not considered to be anything 'demonstrably special' to the village.<br><br>Recommended not to designate.<br><br>Recommended that the site should be combined with site W7 and designated as open space. |
| Old Manor Close circle (W9) | - Green Belt  | The site is within the village.                                    | Woodborough Parish Council says the site is importance for the maintenance of open character of the village. It is considered that there is nothing sufficiently 'demonstrably special' to the village.                 | The site area is 0.10 ha and it is considered not to be an extensive tract of land. | There is not considered to be anything 'demonstrably special' to the village.<br><br>Recommended not to designate.  |