

Gedling Borough Council

Position Statement: Public Hearing of the Calverton Neighbourhood Plan.

(27/06/2017)

This letter summarises Gedling Borough Council's (GBC) position on the questions asked by the examiner for the hearing session of the Calverton Neighbourhood Plan (CNP).

Word Count: 1,499 (excluding questions, tables and appendix).

STATEMENT OF COMMON GROUND

- 1. In response to a request from me, Calverton Parish Council, Gedling Borough Council and Nottinghamshire County Council have produced a statement of common ground. This is a very useful document which appears to narrow down the differences between these parties in relation to Policy NE4 and the Southern Ridge Area (SRA) notation. Is that correct?*

Yes – the statement of common ground (SOCG) narrows down the differences between these parties.

The parties were unable to agree any common ground regarding Policy NE4 and the Southern Ridge Area (SRA). This reflects wider areas of disagreement between GBC and Calverton Parish Council (CPC) which are being considered through the ongoing examination of the Local Planning Document (LPD).

GBC has concerns that the SRA is not supported by appropriate evidence and that parts of it conflict with evidence that supports the LPD (see response dated 08/05/2017). The western area of the SRA conflicts with and would constrain the delivery of proposed LPD housing allocation H15.

- 2. Does this mean that there is no substantial disagreement between these parties on matters such as Policy G1 (Comprehensive Development), Policy NE1 (Local Green Space), Policy NE2 (Open Space), Policy BE5 (Heritage Assets) or the accuracy of the 'Retention of Employment' boundary shown on the Policies Map?*

There are no substantial disagreements on these matters. In light of discussions that have taken place since submission, GBC's latest position on these matters is summarised in the table below:

Policy	GBC's position at the time of submission	Latest position
G1	GBC considered that the reference to ' Retain Open Frontage ' would result in less integrated development.	SOCG Mod 9 – Change to para 2.6 of CNP clarifies the purpose of the notation. Issue resolved.
NE1	GBC considered that certain Local Green Space (LGS) designations would be inappropriate when considered against NPPF criteria.	GBC has produced a LGS assessment of the proposed designations (See Appendix 1) in order to provide a useful comparison to the approach taken through the LPD. The recommendations set out in Appendix 1 conclude that 5 of the 10 proposed designations would not have been designated if assessed through the LPD process. This is discussed further in the relevant section below. Unresolved.
NE2	No objection.	No objection.
BE5	GBC considered that BE5 would duplicate the existing and emerging policy approach of ACS Policy 10 (and 11) and Policies LPD 26-31.	No change. GBC has <u>no objection</u> if the examiner finds this acceptable. Unresolved
Policy Map: Employment	GBC considered that the two boundaries were inconsistent with the emerging LPD.	GBC has amended one LPD boundary to reflect the CNP. It contends that the other should be amended in the CNP, to reflect the LPD. This is discussed further in the relevant section below Unresolved.
BE1	GBC considered that references within BE1 to 'buffer zones' and 'physical separation' should be removed, as should the 'Retain Open Frontage' notation.	This issue has been resolved through the modifications 8, 9, 10 and 11 set out in the SOCG. Issue resolved.

- 3. We will then run briefly through the modifications proposed in the statement of common ground.*

The table below summarises GBC's comments on the modifications set out in the SOCG:

Modification	GBC Comment
1 + 2	Agree – these reflect the current situation.
3	Agree – this reflects the approach of the LPD.
4 + 5	Agree – these clarify the policy for the purpose of development management.
6	Agree – this reflects the approach taken by the LPD.
7	Agree – this responds to the concerns of Nottinghamshire County Council as Highway Authority.
8	Agree – this clarifies the Policy Map for the purpose of development management.
9 + 10	Agree – these clarify the purpose of the 'Retain Open Frontage' notation.
11	Agree – the revised wording is more appropriate.

POLICY NE4. SOUTHERN RIDGE AREA

Background

- 1. The CNP does not seek to allocate housing sites. The broad amount of housing growth considered appropriate for Calverton is set out in the Aligned Core Strategy (ACS) which in Policy 2 indicates that up to 1,055 new dwellings will be located in the village. Details of the amount and location of housing in Calverton will be determined through the emerging local plan (the Gedling Local Planning Document).*

Agree – see question 6 below.

- 2. The Parish Council considers that all new housing should be located on one site to the north west of the village. The emerging local plan proposes to allocate an additional two sites (H14 and H15) on lower ground to the south of the village within the proposed SRA. The forum for discussion of such disagreements is the examination into objections to the emerging local plan and it is for the Inspector conducting that examination to reach a conclusion on this matter. It is not part of my remit to comment on this matter and I will not do so.*

Agree – the principle of housing allocations in Calverton is an issue for the ongoing examination of the emerging LPD, and has been discussed as part of hearing session Matter 8.

- 3. My role is, amongst other things, to determine whether the CNP has regard to The Framework, whether it is in general conformity with strategic policies in the development plan, which in this instance are the policies in the ACS and whether it makes a contribution to sustainable development. There is no legal requirement for the CNP to be consistent with strategic policies in the emerging local plan but there is an expectation that the two plans will complement each other and differences between them will be minimised. It is, therefore, relevant to ask a number of questions about the emerging local plan.*

Agree.

- 4. Has it yet been determined which policies in the emerging local plan are strategic?*

All policies and allocations in the emerging LPD are strategic for the purposes of neighbourhood planning. This is confirmed in Paragraphs 1.5-1.7 of the Publication LPD document and is acknowledged in paragraph 20 (page 11) of the CNP.

- 5. Are sites in the proposed SRA (other than H14 and H15) being promoted for housing through the examination into the emerging local plan?*

H14 and H15 are the only LPD allocations in the proposed SRA. There are a total of 19 SHLAA (2016) sites in the SRA. Nine of these were considered as 'Reasonable Alternative Sites' in the Site Selection Document Appendix C – Calverton (LPD/GRO/08) (see map on page three).

- 6. The emerging local plan is proposing less housing growth in Calverton than the maximum figure in the ACS. Is this being challenged through the examination into the emerging plan?*

The revised approach is being challenged by developers. The approach proposed in the LPD reflects an increased supply of housing land in the urban area, and accords with Policy 2 of the ACS, which sets out a spatial strategy of urban concentration. The Housing Background Paper (May 2016) (LPD/BACK/01), which is supporting evidence for the emerging LPD, explains how the housing figure for Calverton has been provided for through emerging Policy LPD63 and how it accords with the ACS.

The need for additional housing sites is currently being considered in response to the LPD inspector's letter dated 16/06/2017 (EX/22).

SRA

- 1. It is stated that the proposed SRA is not a landscape designation. What sort of designation is it and what is its purpose?*

The policy wording of Policy NE4 relates to views into, out of and within the village; to views anywhere within the SRA; to protecting the landscape from visual interruptions to the ridgeline; and to maintaining the integrity of the rural setting of SAMs as landscape features. These factors clearly relate to those of a landscape-focused policy. However, reference has been made in statements to the LPD to the SRA having a role in protecting heritage assets and reflecting community use. There is therefore some confusion regarding the purpose of the SRA.

- 2. Does the SRA undermine the Spatial Strategy set out in the ACS?*

Yes – potentially. Housing allocations in the LPD are proposed to meet the required distribution and indicative location set out in ACS Policy 2, which makes provision for ‘up to 1,055’ homes in Calverton. As proposed, the SRA will undermine distribution of housing proposed in the LPD, which accords with Policy 2 of the ACS. Discussions are ongoing regarding the need for additional sites, and parts of the SRA adjoining the built up area could potentially undermine the ability for GBC to identify additional sites in Calverton.

- 3. There is a suggestion in the representations that the proposed SRA designation is specifically designed to challenge the emerging local plan by providing blanket protection for an area which includes sites being proposed for housing in that plan. Is this correct?*

Yes – it is considered that parts of the SRA designation are included to challenge housing allocations proposed in the LPD. GBC’s position has been justified by evidence as set out in the response to the examiner’s supplementary question (dated 08/05/2017). To summarise:

- Sites to the west of the SRA (proposed site H15 and SHLAA sites 6/780 and 6/45) are found to have ‘no’ or ‘low’ impact on the setting on Scheduled Ancient Monuments.
- The SRA protects areas in the Green Belt over and above the national policy approach. The Green Belt to the south-west of Calverton has been assessed as less valuable given its distance from the Conservation Area and encroachment.
- Land to the south and south-west of Calverton is in Policy Zone SPZ17 of the Landscape Character Assessment (2009), which concludes that the landscape is in ‘poor condition’ and ‘low strength’.

- Proposed allocation H15 was ranked highly across Gedling Borough in terms of ‘reasonable alternative sites’ with the ‘fewest landscape and visual constraints to housing development’.

4. In part, the proposed SRA would overlay the Green Belt. Are there examples in the emerging local plan of other similar designations overlaying the Green Belt?

There are policy designations in the emerging LPD that overlay the Green Belt, including Protected Open Space, Conservation Areas, Local Wildlife Sites, Local Nature Reserves, Historic Parks and Gardens and Ancient Woodlands. The principle of the SRA overlapping the Green Belt is not of concern, it’s the compatibility with national Green Belt Policy.

5. What is the difference between the proposed SRA and Green Belt? What would the former achieve that the latter cannot or would the former simply duplicate the latter?

The proposed Policy NE4 and the SRA would not permit development that has an impact upon views of and within the SRA, over and above consideration of Green Belt policy. Given that all forms of development in the vicinity of the SRA could be considered to have ‘an impact’ upon views, it is considered that the proposed Policy NE4 differs from and restricts development beyond national Green Belt policy.

6. The proposed SRA includes part of the built-up area of Calverton. What is the justification for this and how consistent is this with the presumption in favour of sustainable development?

The inclusion of the built-up area within the SRA imposes an unnecessary additional test on developers, householders and businesses wishing to develop. Any development within the defined area would have an impact on the SRA. This is contrary to the presumption in favour of sustainable development and ACS Policy A. It is also inconsistent with the positive approach of permitting windfall sites within the defined village envelopes, as set out in adopted RLP Policy H7.

7. How robust is the evidence underpinning the proposed SRA designation?

The CNP ‘Evidence SRA’ (November 2016) document largely draws upon subjective evidence. Planning Practice Guidance states that ‘proportionate, robust evidence should support the choices made and the approach taken’.

It is accepted that the level of detail of evidence for neighbourhood plans does not need to be as technical as that for local plans. The courts (CO/2515/2016 – <http://www.bailii.org/ew/cases/EWHC/Admin/2016/2512.html>) have found that qualitative evidence, which can be acceptable to support a policy, must present an accurate picture. GBC consider this not to be the case (see question 3 above).

8. What is the purpose of including the Dark Lane site within the SRA when that site has planning permission for housing?

GBC maintain that there is no purpose in including Dark Lane within the SRA given that the site has planning permission.

POLICY NE1 LOCAL GREEN SPACE

1. What is the size of each of the proposed Local Green Spaces. Do any of these amount to extensive tracts of land?

GBC has produced a full assessment of the proposed Local Green Space (LGS) designations as a comparative exercise against the approach taken in the LPD (Appendix 1), which concludes as follows:-.

Map Ref.	Proposed Local Green Space	Size (ha.)	Conclusion
1	Land North of Park Road (William Lee Memorial Park and Adjacent Land)	8.59	Designate as Local Green Space (however see comments below in relation to 'western segment').
2	Land West of Seely Avenue (Ramsdale Avenue Park)	0.46	No Designation. Remain as Protected Open Space.
3	Land South of Main Street (James Seely Park, Cricket Ground and Rookery)	4.02	Designate as Local Green Space.
4	Land East of Bonner Hill	0.93	Designate as Local Green Space.
5	Land at St Wilfrid's Church	0.38	Designate as Local Green Space.
6	Land South of Crookdole Lane	2.36	No designation. Remain as Green Belt.
7	Land South of Collyer Road	1.64	No Designation. Remain as Protected Open Space.
8	Land West of Mansfield Lane (Cemetery)	1.02	Designate as Local Green Space.
9	Land West of Hollinwood Lane (Calverton Miners Welfare Sports Ground and Adjacent Land)	13.80	No designation. Part of site remains as Protected Open Space.
10	Land South of Dark Lane	3.65	No designation. Part of site remains as Local Wildlife Site.

The proposed designation at 'Land West of Hollinwood Lane' was assessed as being an extensive tract of land.

2. Some of the proposed Local Green Spaces are in the Green Belt. What would the former designation achieve that the latter could not or would the former simply duplicate the latter?

Paragraph 78 of the NPPF states that 'local policy for managing development within a LGS should be consistent with policy for Green Belts'. The duplication of LGS and Green Belt is therefore not necessary in policy terms.

However, Planning Practice Guidance sets out that where a proposed LGS is in the Green Belt, consideration should be given as to whether any additional benefit would be gained by designation. This has been considered in the comparative assessment of the proposed designations in Appendix 1.

3. Is Policy NE1 consistent with the policy for Green Belts?

Paragraph 76 of the NPPF sets out 'by designating land as LGS local communities will be able to rule out new development other than in very special circumstances'. Paragraph 78 of the NPPF states that 'local policy for managing development within a LGS should be consistent with policy for Green Belts'.

Policy NE1 of the CNP permits development for 'community use, leisure and recreation' within the designated sites, and does not make reference to 'very special circumstances'. Therefore, Policy NE1 is not consistent with national policy for Green Belts, or the policy approach taken in emerging Policy LPD22.

The wording of Policy NE1 is more consistent with that of designating land as open space.

4. A Local Green Space is proposed within the proposed North West Quadrant Urban Extension. Would such a designation complement or conflict with the comprehensive planning of this area?

The proposed designation at 'Land North of Park Road' is assessed in Appendix 1 as two segments. The eastern segment is designated as 'Protected Open Space' and the western segment is proposed 'Safeguarded Land'.

Appendix 1 concludes that the site should be identified as LGS, provided that policy wording recognises that the Safeguarded Land may be considered for development as part of a future review of the local plan.

POLICY NE2 OPEN SPACE

- 1. It is proposed to designate land west of Renals Way as Open Space. Is this land the subject of an extant planning permission for housing?*

Yes. As this open space designation reflects the planning permission on the site, GBC has no objection.

POLICY G1 COMPREHENSIVE DEVELOPMENT

- 1. Is Policy G1 too inflexible and too prescriptive?*

Previously raised concerns regarding 'Retain Open Frontage' notation have been resolved through the SOCG. Policy G1 provides local distinctiveness in guiding the comprehensive development of future development within the 'North West Quadrant'.

POLICIES MAP

- 1. The boundary of the 'Existing Employment Area' shown on the Policy Map differs from the 'Retention of Employment Boundaries' shown on the emerging local plan's Policy Map. Why is this?*

The 'Existing Employment Area' boundaries are inconsistent with the 'Retention of Employment' boundaries proposed in the LPD. GBC has reached the following position:

Hillcrest/ Calverton Business Park

- No concern - this inconsistency reflects a drafting error in the LPD, which has been amended through the Schedule of Changes (EX/10A) to reflect the boundary indicated in the CNP Policies Map.

Calverton Colliery

- Concern – the southern section of this boundary is marginally inconsistent with that of the LPD. The LPD boundary reflects the approach taken in the adopted RLP, and no issue has been raised through the ongoing examination of the LPD. It is recommended that the CNP boundary is amended.

**STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) SCREENING STATEMENT
& HABITAT REGULATIONS ASSESSMENT (HRA) NOVEMBER 2016**

1. *Does the SEA Screening Statement & HRA dated November 2016 relate to the Submission Version of the CNP also dated November 2016?*

CPC to confirm.

2. *Can I have copies of the letters sent to the statutory consultees referred to in paragraph 18 of the SEA Screening Statement and HRA?*

CPC to provide.

Appendix 1

Gedling Borough Council's Assessment of Proposed Local Green Space Designations in the Calverton Neighbourhood Plan.

(June 2017)

Introduction

1. This document provides an assessment of the Local Green Space designations that are proposed in the emerging Calverton Neighbourhood Plan (CNP). The purpose of the assessment is to set out the Borough Council's position on each of the ten sites proposed for designation in the context of the approach taken to designate Local Green Spaces in the Local Planning Document (LPD).
2. The right for local communities to designate Local Green Spaces through Neighbourhood Planning is set out in Paragraph 76 of the NPPF, and this is recognised in the supporting text of emerging Policy LPD22.
3. Appendix 1 (pages 69-71) of the CNP sets out the Parish Council's assessment of their proposed Local Green Spaces. This document sets out an assessment that has been undertaken by Gedling Borough Council as a comparison exercise, to determine whether or not the proposed sites would have been designated if they were assessed consistently alongside sites proposed across Gedling Borough through the LPD process. As such, this document follows the same approach as set out in the Borough Council's Local Green Space Assessment (March 2016) and Addendum (October 2016).
<http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/localplanningdocument/LGS-March2016.pdf>.
<http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/localplanningdocument/LGS-Add-Oct2016.pdf>.
4. In particular, 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 designations. This document does not preclude the sites being designated as Local Green Space through the CNP process, but is intended to provide a useful comparison to the approach taken through the LPD.

Methodology

5. 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

6. 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

7. 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 undesignated) 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

8. 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

9. The proposed sites are identified on the CNP Policies Map. A site visit was undertaken to each site, and a site description and photographs were recorded. An assessment of each site was then undertaken.

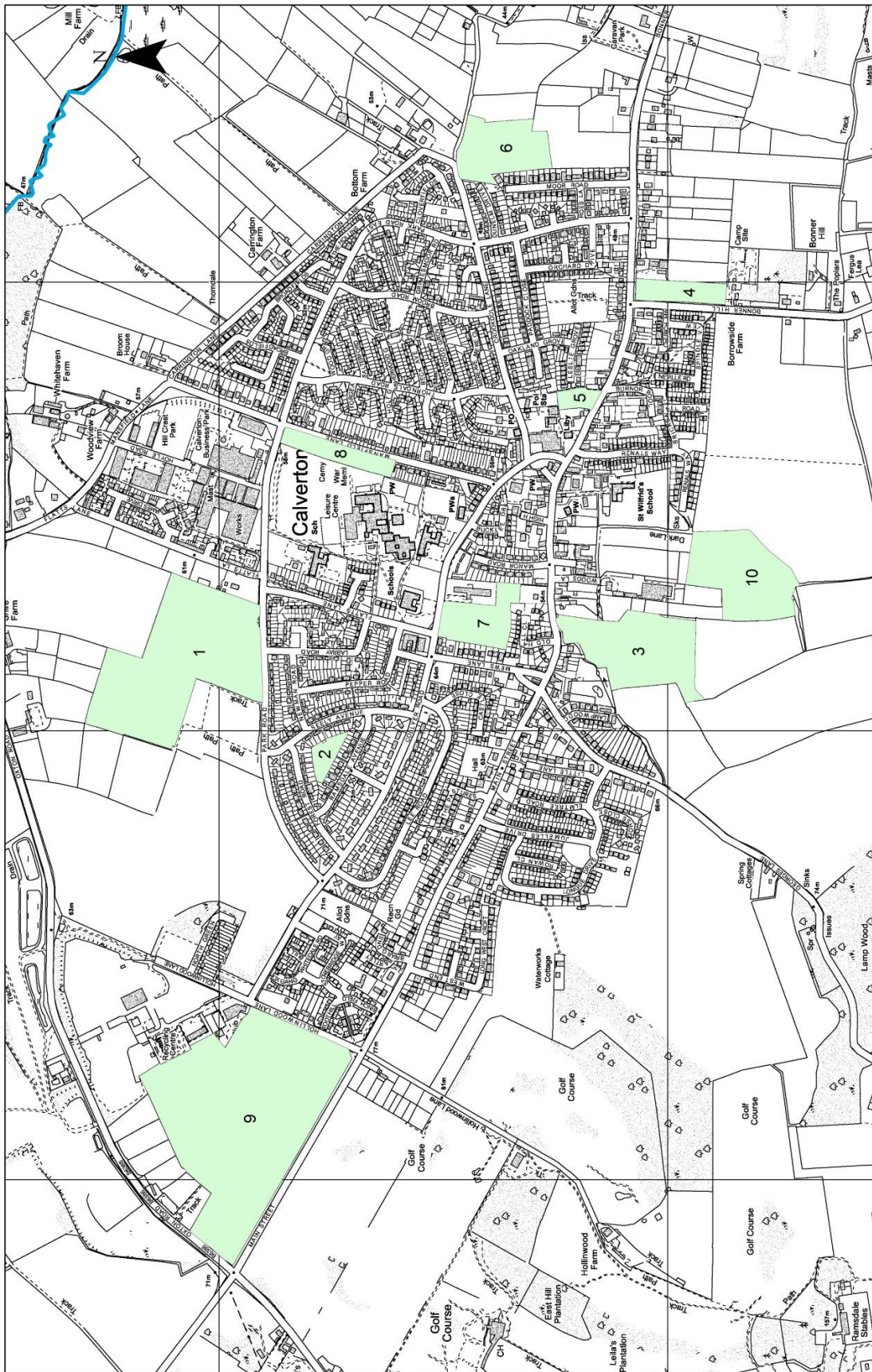
Recommendations

10. The table below sets out the Borough Council's recommendations regarding the 10 sites considered for designation as Local Green Space in the CNP. The recommendations determine whether the site would or would not have been designated if it had been assessed through the LPD process, using the same methodology as for the assessment of other sites in the Borough proposed through the LPD process.

11. The assessment of each site is set out in Appendix A.

Map Ref.	Proposed Local Green Space	Conclusion
1	Land North of Park Road (William Lee Memorial Park and Adjacent Land)	Designate as Local Green Space (However see assessment comments in relation to 'western segment').
2	Land West of Seely Avenue (Ramsdale Avenue Park)	No Designation. Remain as Protected Open Space.
3	Land South of Main Street (James Seely Park, Cricket Ground and Rookery)	Designate as Local Green Space.
4	Land East of Bonner Hill	Designate as Local Green Space.
5	Land at St Wilfrid's Church	Designate as Local Green Space.
6	Land South of Crookdole Lane	No designation. Remain as Green Belt.
7	Land South of Collyer Road	No Designation. Remain as Protected Open Space.
8	Land West of Mansfield Lane (Cemetery)	Designate as Local Green Space.
9	Land West of Hollinwood Lane (Calverton Miners Welfare Sports Ground and Adjacent Land)	No designation. Part of site remains as Protected Open Space.
10	Land South of Dark Lane	No designation. Part of site remains as Local Wildlife Site.

APPENDIX A – Assessments of Proposed Designations



Map identifying the 10 proposed Local Green Space designations in Calverton.

Calverton Local Green Space

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Date: 27/06/2017



1. Land North of Park Road (William Lee Memorial Park and Adjacent Land)

Note: The description and assessment of this site has been undertaken reflecting that it comprises two distinct segments – East and West.

Eastern Segment



(Eastern Segment): (Left) the playing field; (Right) Childrens play park from the skate park.

The eastern segment of the site is used for a range of recreational activities including a childrens play park, a skate park, a bowling green, a playing pitch, a sports cage and green area for informal recreation. The site is well-maintained and well-used with wider views of the landscape to the north of the segment. Calverton Parish Council's village hall is located at the entrance of the segment.

Western Segment



(Western Segment): Views facing southwards from the northern boundary.

The western segment of the site is grassland, with access for walking maintained around the edges. The site appears to be well-used, and has views of the surrounding landscape to the north. The western segment has a wire fence boundary running through the centre of the site, with access to the southern half being gained via a public footpath, and to the northern half via the eastern segment.

Eastern Segment

Land North of Park Road (William Lee Memorial Park and Adjacent Land) – EASTERN SEGMENT				
Policy designations	NPPF test 1 - Is it in reasonably close proximity to the community it serves?	NPPF test 2 - Is it demonstrably special to a local community and holds a particular local significance?	NPPF test 3 - Is it local in character and not an extensive tract of land?	Conclusion
<u>Adopted (RLP)</u> -Protected Open Space -Green Belt <u>Emerging (LPD)</u> -Protected Open Space	Yes - residential development is situated to the south of this segment.	This segment is locally significant given it comprises a range of recreational space, and is well used. There is an additional community-focused element given the location of Calverton Village Hall.	The segment is 5.00ha in size and is well contained by its borders. <u>Site is not extensive.</u>	Although the segment is already designated as Protected Open Space, it is likely that the segment has additional local significance given the location of the village hall. Given this, the segment would have been designated if it were assessed through the LPD process. <u>Support designation</u>

Western Segment

Land North of Park Road (William Lee Memorial Park and Adjacent Land) – WESTERN SEGMENT				
Policy designations	NPPF test 1 - Is it in reasonably close proximity to the community it serves?	NPPF test 2 - Is it demonstrably special to a local community and holds a particular local significance?	NPPF test 3 - Is it local in character and not an extensive tract of land?	Conclusion
<u>Adopted (RLP)</u> - Protected Open Space (Partial) -Green Belt <u>Emerging (LPD)</u> -Safeguarded Land	Yes – this segment is reasonably accessible via public footpath and through the eastern segment of the proposed designation.	This site is locally significant as it is acknowledged that it is well used as an area for walking.	The site is 3.59 in size and is well contained by its borders. <u>Site is not extensive.</u>	The segment overlaps an emerging safeguarded land designation in the LPD. Whilst it is acknowledged that the segment is well used, the nature of the use is such that there is scope to relocate the use should the area of land be considered for development through a future review of the local plan. As such, any designation of this area as Local Green Space should acknowledge that <u>the site may be considered for development as part of a future review of the local plan.</u> <u>Support designation.</u>

Overall conclusion of Local Green Space assessment of Land North of Park Road (William Lee Memorial Park and Adjacent Land)

The assessment of both segments has determined that both are locally significant for different reasons. Taken as a whole, the site is considered to be in close proximity to the community, given that reasonable access can be gained between its two segments.

In total the site is 8.59 ha and is reasonably contained by its borders. As such, the site as a whole is not considered to be an extensive tract of land.

If the site as a whole was proposed for designation through the LPD process, it would have been designated, provided that the designation wording recognised that safeguarded land may be considered for development as part of a future review of the LPD.

2. Land West of Seely Avenue (Ramsdale Avenue Park)



Land West of Seely Avenue (Ramsdale Avenue Park)				
Policy designations	NPPF test 1 - Is it in reasonably close proximity to the community it serves?	NPPF test 2 - Is it demonstrably special to a local community and holds a particular local significance?	NPPF test 3 - Is it local in character and not an extensive tract of land?	Conclusion
<u>Adopted (RLP)</u> -Protected Open Space <u>Emerging (LPD)</u> -Protected Open Space	Yes - residential development surrounds the site and it has three access points.	This site is locally significant given its ability to provide proximal informal recreational space within a prominently residential area.	The site is 0.46ha in size and is well contained by its borders. <u>Site is not extensive.</u>	This site is already designated as protected open space and it is considered that additional benefit would not be gained by designation as Local Green Space. This site would not have been designated if assessed through the LPD process.

3. Land South of Main Street (James Seely Park, Cricket Ground and Rookery)

	
	<p>This site contains a play park, a large grassed area for informal recreation and dog walking, and a private cricket ground. The site is well maintained and has good access. There are attractive views of the landscape to the north of Calverton. The site is well used.</p>

Land South of Main Street (James Seely Park, Cricket Ground and Rookery)				
Policy designations	NPPF test 1 - Is it in reasonably close proximity to the community it serves?	NPPF test 2 - Is it demonstrably special to a local community and holds a particular local significance?	NPPF test 3 - Is it local in character and not an extensive tract of land?	Conclusion
<p><u>Adopted (RLP)</u> -Protected Open Space</p> <p><u>Emerging (LPD)</u> -Protected Open Space - Conservation Area (partial) - adjoins Local Wildlife Site</p>	<p>Yes - this site adjoins Main Street and adjoins residential development to the north.</p>	<p>This site is locally significant given its recreational value and attractive views. The Parish Council has indicated that the site has nature conservation importance to the south, and that it provides a key view of the Conservation Area.</p>	<p>The site is 4.02ha in size. The area south of the cricket ground is relatively inaccessible due to trees.</p> <p><u>Site is not extensive.</u></p>	<p>This site is already designated as protected open space. The northern part of the site lies within the Conservation Area and a Local Wildlife Site abuts the southern boundary.</p> <p>Paragraphs 3.15 and 4.1 of the Conservation Area Appraisal make reference to the value of James Seely Playing Field as an area of open space that contributes to the setting of the Conservation Area.</p> <p>The site would have been designated if assessed through the LPD process.</p> <p><u>Support designation.</u></p>

4. Land East of Bonner Hill



This site appears to be in private use. There appears to be some equestrian facilities towards the centre of the site, and a shed-type building to the left of the entrance. The site has attractive views of the landscape to the south. It is unclear whether the site is accessible to the public, and the site does not appear maintained to indicate that it is.

Land East of Bonner Hill				
Policy designations	NPPF test 1 - Is it in reasonably close proximity to the community it serves?	NPPF test 2 - Is it demonstrably special to a local community and holds a particular local significance?	NPPF test 3 - Is it local in character and not an extensive tract of land?	Conclusion
<u>Adopted (RLP)</u> -Mature Landscape Area -Green Belt <u>Emerging (LPD)</u> -Conservation Area (partial) -Green Belt	Yes - residential development is situated to the west and north of the site.	This site provides attractive views of the landscape to the south. The Parish Council has indicated that this site is locally important given its contribution to the setting of the Conservation Area.	The site is 0.93ha in size and is well contained by its borders. <u>Site is not extensive.</u>	The northern part of this site lies within the conservation area. Paragraph 5.23 of the Conservation Area Appraisal makes reference to the value of maintaining the rural character of this area. Given this, it is recognised that the site has community value over and above that which is already designated. As such, the site would have been designated if it were assessed through the LPD process. <u>Support designation</u>

5. Land at St Wilfred's Church



This site is well contained and in a good condition. The cemetery associated with the church is publicly accessible and has a well-used public footpath that goes through the site. This site offers opportunities for quiet reflection.

Land at St Wilfred's Church				
Policy designations	NPPF test 1 - Is it in reasonably close proximity to the community it serves?	NPPF test 2 - Is it demonstrably special to a local community and holds a particular local significance?	NPPF test 3 - Is it local in character and not an extensive tract of land?	Conclusion
<u>Adopted (RLP)</u> -Conservation Area <u>Emerging (LPD)</u> -Conservation Area	Yes - the site is surrounded by residential development and adjoins the village centre. The site is well used.	This site is locally significant as it provides a peaceful and attractive setting to the historic church building and the wider conservation area.	The site is 0.38ha in size and is well contained by its borders. <u>Site is not extensive.</u>	Reference is made to the value of the churchyard on the setting of the church, and therefore the Conservation Area, in the Conservation Area Appraisal. Given this, it is recognised that the site has community value over and above that which is already designated. As such, this site would have been designated if it were assessed through the LPD process. <u>Support designation.</u>

6. Land South of Crookdole Lane






This site is currently used as an agricultural field to graze cows/bulls. The site is in good condition, and has attractive views of the ridge line to south. Rear garden fences border a section to the west of the site. The site is not accessible, and there is a 'bull in field' danger sign on the gate, and cattle in the field. There is likely little opportunity to socialise on this site given the potential hazard.

In brief discussion, the landowner noted that they were not aware of the proposed designation of the site and confirmed that the site was not accessible to the public.

Land South of Crookdole Lane				
Policy designations	NPPF test 1 - Is it in reasonably close proximity to the community it serves?	NPPF test 2 - Is it demonstrably special to a local community and holds a particular local significance?	NPPF test 3 - Is it local in character and not an extensive tract of land?	Conclusion
<u>Adopted (RLP)</u> -Mature Landscape Area -Green Belt <u>Emerging (LPD)</u> -Green Belt -Protected Open Space (however this is a drafting error in the LPD and will be corrected prior to adoption)	Yes - the site adjoins a residential area to the west.	The Parish Council has indicated that this site provides a strong visual link to the countryside for surrounding development. However, the local significance of this site is questionable given that it cannot be publicly accessed and is in use as an agricultural bull field.	The site is 2.36ha in size and is well contained by its borders. <u>Site is not extensive.</u>	The site is not publicly accessible, and its use as a grazing field for bulls means that there is no recognised community value. There is not considered to be anything 'demonstrably special' to the village that requires protection. The site lies within the Green Belt. This site would not have been designated if assessed through the LPD process.

7. Land South of Collyer Road

	
	<p>Top left - view to the south Top right - view to the north Bottom left - view of south east segment This site is used for dog walking and informal recreation. The grass is well maintained, and there are attractive views of the landscape to the south. The site is surrounded by residential development.</p>

Land at South of Collyer Road				
Policy designations	NPPF test 1 - Is it in reasonably close proximity to the community it serves?	NPPF test 2 - Is it demonstrably special to a local community and holds a particular local significance?	NPPF test 3 - Is it local in character and not an extensive tract of land?	Conclusion
<u>Adopted (RLP)</u> -Protected Open Space <u>Emerging (LPD)</u> -Protected Open Space	Yes - the site is surrounded by residential development.	The site provides local opportunities for informal recreation. The Parish Council has indicated that this site provides an important 'breathing space' for local residents, and that it contributes to the setting of the Conservation Area.	The site is 1.64ha in size and is well contained by its borders. <u>Site is not extensive.</u>	It is noted that Paragraph 5.26 of the Conservation Area Appraisal recognises the southern part of the site as a prominent and important space, but does not include it within the Conservation Area. The site has been assessed as a 'reasonable alternative' development site (ref. 6/770). The 'Impact of Possible Development sites on Heritage Assets' (2015) assessment concludes that if the site was developed, it would have a minor impact on the Conservation Area. This site is already designated as Protected Open Space and it is considered that additional benefit would not be gained by designation as Local Green Space. This site would not have been designated if assessed through the LPD process.

8. Land West of Mansfield Lane (Cemetery)



This site is used as a cemetery, and is publicly accessible. There is no significant view of the surrounding landscape as the site is visually contained by prominent treelines. Opportunities to socialise are available as there are several benches. The site is well maintained and in good condition.

Land West of Mansfield Lane (Cemetery)				
Policy designations	NPPF test 1 - Is it in reasonably close proximity to the community it serves?	NPPF test 2 - Is it demonstrably special to a local community and holds a particular local significance?	NPPF test 3 - Is it local in character and not an extensive tract of land?	Conclusion
<u>Adopted (RLP)</u> None. <u>Emerging (LPD)</u> -Protected Open Space	Yes - the site is surrounded by residential development.	The Parish Council has indicated that this site is locally significant as it provides a peaceful space for reflection.	The site is 1.02 ha in size and is well contained by its borders. <u>Site is not extensive.</u>	Although site is already protected by other designations, its use as a cemetery gives it additional local significance. This site would have been designated if it were assessed through the LPD process. <u>Support designation.</u>

9. Land West of Hollinwood Lane (Calverton Miners Welfare Sports Ground and Adjacent Land)



Left: Narrow plot to south.

Right: Aerial view of the site (given that it could not be accessed).

This site is effectively split into two segments. The area to the north contains several playing pitches for recreational use. The narrow plot to the south does not appear as well used, given that it was not publicly accessible, but includes a proposed new cemetery area. The site as a whole appears to be in good condition and has the potential to provide opportunities to socialise and for recreation.

Land West of Hollinwood Lane (Calverton Miners Welfare Sports Ground and Adjacent Land)				
Policy designations	NPPF test 1 - Is it in reasonably close proximity to the community it serves?	NPPF test 2 - Is it demonstrably special to a local community and holds a particular local significance?	NPPF test 3 - Is it local in character and not an extensive tract of land?	Conclusion
<u>Adopted (RLP)</u> - Protected Open Space (Partial – Sport Ground to North only) -Green Belt <u>Emerging (LPD)</u> -Protected Open Space -Green Belt	Yes - the site has residential development to east boundary.	The Parish Council has indicated that the site includes a mix of formal and informal space for recreation, particularly to support new development to the East of Hollinwood Lane. However, access to the land was closed to the public at the time of assessment, which detracts from its demonstrable significance as a recreation space.	The site is 13.80 ha in size and the far boundary is not always visible. Western sections are particularly detached from the settlement. <u>Site is an extensive tract of land.</u>	Although this site is locally significant as a recreation space, it is an extensive tract of land demonstrated in that that the far boundary is not always visible. Western sections of the site are not local in nature. In addition, part of the site is already designated as Protected Open Space and Green Belt. Given this, this site would not be designated if assessed through the LPD process.

10. Land South of Dark Lane



The grassed area of this site is identified as the area behind the hedge row on the top left image (taken from north of the site). A tree-enclosed public footpath runs along the east and south of this site, which is a relatively shady footpath connection. From this path, the grassed area in the centre of the designation is not accessible. The lack of legibility on the site at present is likely due to works associated with the development of the Dark Lane (H14) site.

Land South of Dark Lane				
Policy designations	NPPF test 1 - Is it in reasonably close proximity to the community it serves?	NPPF test 2 - Is it demonstrably special to a local community and holds a particular local significance?	NPPF test 3 - Is it local in character and not an extensive tract of land?	Conclusion
<u>Adopted (RLP)</u> -Green Belt -Local Wildlife Site (ENV36) (Partial)	This site is accessible to the local community via footpath. This site is detached from residential development at present. However this will change when (H14) Dark Lane is developed.	The Parish Council has identified that the site makes an important visual contribution to Dark Lane and the Conservation Area, and will provide an important green space once Dark Lane is developed. The dog-leg shaped pathway, linking Wood Lane/Dark Lane to the open countryside is referred to for its historic significance at Paragraph 3.13 of the Conservation Area Appraisal. It is also partially covered by a designation recognising its wildlife credentials.	The site is 3.65 ha in size. The site is local in character given that it is mostly accessible via footpath. <u>Site is not extensive.</u>	The site has legibility issues in terms of the accessibility of the grassed area of the site. Whilst the Parish Council has indicated that the site may have a future community value with the development of Dark Lane, this value cannot be demonstrated at present. Part of the site is already protected by a Local Wildlife Site designation. For these reasons, it is considered that additional benefit would not be gained by designation as Local Green Space. This site would not be designated if assessed through the LPD process.