

HARGRAVE

LOCAL GREEN SPACE ASSESSMENT

To accompany the

NEIGHBOURHOOD DEVELOPMENT PLAN

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1. Introduction

- 1.1 This report forms part of the evidence base for the Hargrave Neighbourhood Development Plan.
- 1.2 The detailed assessment of Local Green Space was carried out in November to December 2020.
- 1.3 The assessment explains how each of the proposed sites meets the criteria for designation as Local Green Space.

What is Local Green Space?

- 1.4 Whilst areas of open space and land of environmental value have always been identified by East Northamptonshire District Council, designation as a local green space is something different. Introduced by central government in 2012 the designation focusses on the importance of identified areas to their local community. Importantly national planning policy makes it clear that this designation should be consistent with wider planning policy for an area and should look to complement investment in the provision of new homes and employment opportunities and other essential services. It should not be means to stop these wider development needs.

2. Policy Background

National Planning Policy

- 2.1 In March 2012 the Coalition Government, through the National Planning Policy Framework (NPPF), introduced a new Local Green Space designation. This has been retained within the revised NPPF issued in 2019. This designation allows local communities, through the Local Plan and Neighbourhood Plan process, to identify areas of local green space which are important to them and which should be provided special protection.
- 2.2 The NPPF makes clear that the designation will not be appropriate for most green areas or areas of open space.
- 2.3 Paragraphs 99 to 101 of the revised NPPF state as follows:

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

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

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

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

Local Planning Policy

- 2.4 Planning policy at a local level is established in the North Northamptonshire Joint Core Strategy and the East Northamptonshire Local Plan.
- 2.5 It is for the Neighbourhood Plan to allocate areas as Local Green Space.

3. Site Appraisals

- 3.1 The following section includes the site appraisals for the sites for designation as Local Green Space in the Hargrave Neighbourhood Plan.
- 3.2 The sites included in this appraisal document are as follows:

Ref	Name
1	Triangular Paddock, Church Road
2	Churchlands Garden
3	Land at top of Nags Head Lane
4	Land on Brook Street

1. Triangular Paddock, Church Road



Site Reference	1
Site Name	Triangular Paddock, Church Road
Site Address	Triangular space immediately north of the village hall on Church Road
Settlement	Hargrave
Put forward through	Community Consultation
Planning Permission for alternative use	No
Allocated for alternative use	No
Designation compatible with planning permission or allocation	Designated as green space in the East Northamptonshire Local Plan 1996.
TEST 1 PASSED	YES

Proximity to Community

Test 2 Comments The site is located within the village of Hargrave frontages to existing houses.

TEST 2 PASSED **YES**

Extensive tract of land The site is 0.07 ha. It is not considered to be an extensive tract of land

Local in character The site lies within the heart of the village of Hargrave. It is bounded by Acacia House to the north, Woodlands and the Paddocks to the west and Church Road to the east.

Test 3 Comments The site does not form an extensive tract of land. It has very clear boundaries and is considered to relate well to the community within which it is located.

TEST 3 PASSED **YES**

Test 4 Can the site be shown to be demonstrably special to the local community

Beauty This is an attractive triangular island of green space surrounded by housing on all sides. The location gives a feel of openness and space in a highly developed part of the village and it is vital that such green spaces are retained as they represent a defining feature of the village. The triangle is rich in wildlife and is bordered by some beautiful copper beech trees (subject to TPO's) which overhang this green space. These trees provide a beautiful show of colour across the seasons in an otherwise developed area. This small tract of land is the only remaining green space in Church road and is essential to maintain the rural character in this part of the village.

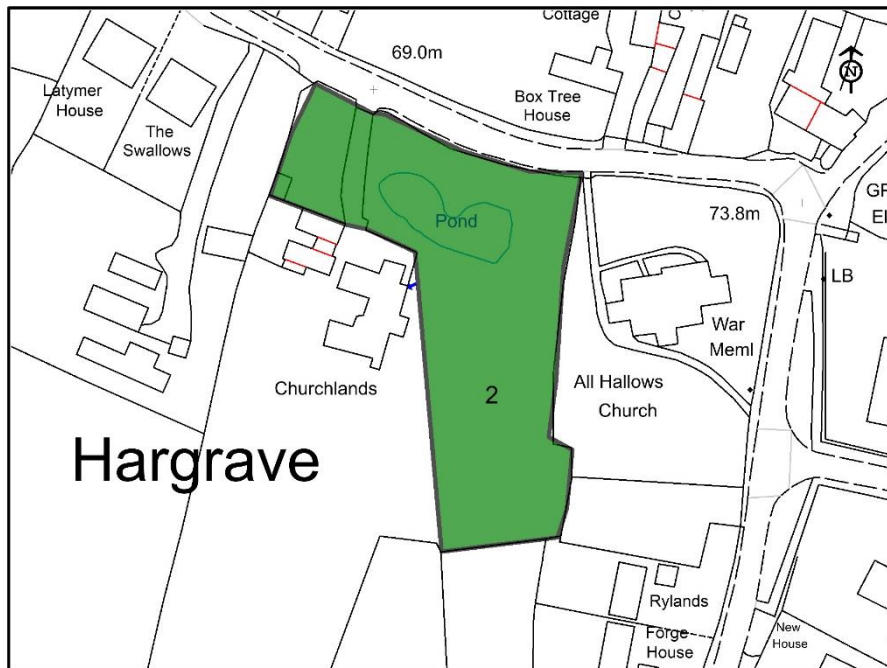
Historic Significance Land formerly used for holding village fetes

Recreational value The green space is passed regularly by many who walk through the village and it softens the linear development between the two main meeting places for the village namely the church & the village hall.

Tranquillity The green space is an area of tranquillity amidst development and represents the only green space left in Church Road.

Richness of Wildlife	The trees planted at the site provide natural habitat for birds and other wildlife.
Assessment	<p>Retaining this site as a green space is key to maintaining the rural feel in this part of the village.</p> <p>When entering the village from the B645 there is a large canopy of green foliage lining both sides of Church Road and this triangular tract of land ensures the continuation of this feature.</p> <p>Trees are very import to the villagers evidenced by the questionnaire complete by villagers used in the preparation of this village plan.</p>
TEST 4 PASSED	YES
Conclusion	<p>The Steering Group believes that this quiet and tranquil area of grass and trees should be designated a Green Space in order that the residents of the area can continue to enjoy the peace and tranquillity, as well as the villagers walking between the Church and Village Hall.</p> <p>The above assessment clearly shows the site is demonstrably special to the local community and satisfies the criteria for designation as a Local Green Space.</p>

2. Churchlands Garden



Site Reference	2
Site Name	Churchlands Garden
Site Address	Garden land surrounding the Grade II listed property known as Churchlands
Settlement	Hargrave
Put forward through	Community Consultation
Planning Permission for alternative use	No
Allocated for alternative use	No
Designation compatible with planning permission or allocation	Designated as green space in the East Northamptonshire Local Plan 1996.
TEST 1 PASSED	YES

Proximity to Community

Test 2 Comments The site is located within the village of Hargrave adjacent to the church

TEST 2 PASSED **YES**

Extensive tract of land The site is 0.33 ha. It is not considered to be an extensive tract of land

Local in character The site lies within the centre of the village of Hargrave.

Test 3 Comments The site does not form an extensive tract of land. It has very clear boundaries and is considered to relate well to the community which it serves.

TEST 3 PASSED **YES**

Test 4 Can the site be shown to be demonstrably special to the local community

Beauty Churchlands formerly the Rectory to the west of the Churchyard has an extensive range of trees including Norway Spruce, western red cedar, ash, sycamore, weeping willow and ash, scots & black pine, yew, silver birch, hazel, alder, paper bark maple, horse chestnut, black poplar, blue spruce, hodgeinsii, laurel and a very old mulberry tree. A Wellingtonia was planted in 1860; at over 30 meters high, it now competes with the All Hallows' Spire in dominating the skyline.

These provide an attractive range of colour throughout the seasons both adjacent to the churchyard and along the Church Street boundary of Churchlands. 89 of the trees within the curtilage of Churchlands are covered by tree preservation orders

Historic Significance The gardens hold an important place in the memories of some village residents. some remember scout-camp being held in the grounds and skating taking place on the pond. The gardens also contains mounds marking the sites of the former ice house (now filled in) and the old bell-well and its pump are still in working order.

Recreational value Church Visitors and people paying respects to those who have passed on family or friends can sit on the bench in

	the Churchyard and enjoy the arboretum provided by the trees within the gardens of the former rectory.
Tranquillity	The garden of Churchland alongside the Church yard provided an area of serenity and tranquillity at the heart of the village.
Richness of Wildlife	The abundance of trees support an equally varied collection of wildlife including a large variety of birds, mammals and insects.
Assessment	<p>This green space gives peace and tranquility to the heart of the village and provides a beautiful backdrop to the Churchyard. It is enjoyed by villagers who walk through the Church yard.</p> <p>It is also enjoyed by those attending Church services and other events held at the Church such as the Hargrave Music Festival and coffee mornings.</p>
TEST 4 PASSED	YES
Conclusion	<p>The Steering Group believes that this quiet and tranquil area of grass and trees should be designated a Green Space in order that the residents of the area can continue to enjoy the peace and tranquillity, as well as visitors to the church and graveyard and villagers walking through the churchyard.</p> <p>The above assessment clearly shows the site is demonstrably special to the local community and satisfies the criteria for designation as a Local Green Space.</p>

3. Land at the top of Nags Head Lane (Four areas of land)



Site Reference Number	<p>3 (i) Small area of woodland with a footpath (NA9) on one side and bridleway (NA15) on the other.</p> <p>3 (ii) Field behind Idle Acre</p> <p>3 (iii) Field bordering (i) (ii) and NA15.</p> <p>3 (iv) Field bordering NA15</p>
Site Name	Land at top of Nags Head Lane
Site Address	Land behind Idle Acre, small area of woodland and two adjoining fields.
Settlement	Hargrave
Put forward through	Community Consultation
Planning Permission for alternative use	No
Allocated for alternative use	No
Designation compatible with planning permission or allocation	N/A
TEST 1 PASSED	YES

Proximity to Community

Test 2 Comments	The area is close to houses on Nags Head Lane and Moor Cottages and is at the heart of walking and riding routes around the village.
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TEST 2 PASSED	YES
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Extensive tract of land	<p>The area of the sites are as follows:</p> <ul style="list-style-type: none">(i) 0.14 ha(ii) 1.48 ha(iii) 1.58 ha(iv) 0.95 ha <p>Neither the individual sites, nor the site as a whole form an extensive tract of land. It has very clear boundaries and is considered to relate well to the community which it serves.</p>
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Local in character	All part of this area are local in character
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Test 3 Comments	The site does not form an extensive tract of land. It has very clear boundaries and is considered to relate well to the community which it serves.
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TEST 3 PASSED	YES
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Test 4 Can the site be shown to be demonstrably special to the local community

Description of the land	(i) A small area of woodland (ii) An open field crossed by a footpath. (iii) and (iv) Areas neglected for many years which are charming in their informality.
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Beauty	(i) A dark and mysterious woodland, beautiful throughout the seasons. (ii) A wide open space with attractive vistas. (iii) and (iv) both fields enhance the rural character of this area of the village and have their own very distinctive beauty.
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Historic Significance	Combined, these four areas provide a breathing space at the top of Nags Head Lane and are much appreciated by residents. All relate to Hargrave's agricultural nature which is of great value to the community.
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Recreational value	The footpath bordering (i) and crossing (ii) is well used by dog walkers and others wishing to exercise and take in the wildlife and rural vistas. NA9 is part of several circular walks providing differing lengths of walk for various abilities. The bridleway NA15 is another route well used by both walkers and horse riders.
Tranquillity	All four areas give a feeling of rural tranquillity.
Richness of Wildlife	The wildlife includes butterflies and moths, badgers, deer, nesting birds and many small mammals. In particular the woodland and hedges bordering (iii) and (iv) are rich in wildlife.
Assessment	It is important that these fields and the woodland are preserved as green spaces at the end of a busy residential lane and bordering walking routes used by many residents.
TEST 4 PASSED	YES
Conclusion	<p>The Steering Group believes that this quiet and rural area of fields, trees and hedges should be designated a Green Space in order that the residents of Hargrave can continue to enjoy the peace and tranquillity of this part of the village.</p> <p>The above assessment clearly shows the site is demonstrably special to the local community and satisfies the criteria for designation as a Local Green Space.</p>

4. Land on Brook Street



Site Reference	4
Site Name	Land on Brook Street
Site Address	Land on Brook Street from the corner with Church Street to the footpath NA13
Settlement	Hargrave
Put forward through	Community Consultation
Planning Permission for alternative use	No
Allocated for alternative use	No
Designation compatible with planning permission or allocation	N/A
TEST 1 PASSED	YES

Proximity to Community

Test 2 Comments This area of land links dwellings on Church Street and Brook Street

TEST 2 PASSED YES

Extensive tract of land The site is 1.42 ha. It is not considered to be an extensive tract of land

Local in character All of the area is entirely local in character.

Test 3 Comments The site does not form an extensive tract of land. It has very clear boundaries and is considered to relate well to the community which it serves.

TEST 3 PASSED YES

Test 4 Can the site be shown to be demonstrably special to the local community

Beauty High hedges, native trees, a succession of small fields and an old sunken wagon way.
Being wild and overgrown it adds to the rural nature and beauty of this part of the village.

Historic Significance The area has not contained any dwellings at any time in its history

Recreational value N/A

Tranquillity The land adds significantly to the tranquillity of the immediate surrounding area.

Richness of Wildlife This area provides a wide variety of habitats for all sorts of wildlife.

Assessment This area adds to the beauty and tranquillity of the village and should be included as a local green space

TEST 4 PASSED YES

Conclusion The Steering Group believes that this quiet and tranquil area of grass and trees should be designated a Green Space in order that the residents of the area can continue to enjoy the peace and tranquillity. It sits

between two groups of houses and could become a possible development target and we wish to protect it for future generations.

The above assessment clearly shows the site is demonstrably special to the local community and satisfies the criteria for designation as a Local Green Space.

4. Conclusions

4.1 In summary the results of the assessment are set out below (Table 1).

Table 1. Hargrave Local Green Space Assessment Summary Table

Site	Demonstrably special	Close Proximity to community	Not an extensive tract of open land
1	✓	✓	✓
2	✓	✓	✓
3	✓	✓	✓
4	✓	✓	✓

4.2 Based on the assessment, all of the spaces assessed are considered to meet the criteria necessary to warrant designation as Local Green Spaces.

Map of Local Green Spaces and Public Rights of Way network

