

**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:

<b>Ref</b>	<b>Name</b>
<b>1</b>	Triangular space immediately to the North of the Village Hall
<b>2</b>	Churchlands Garden
<b>3</b>	Land at top of Nags Head Lane
<b>4</b>	Land on Brook Street
<b>5</b>	The Brickyard
<b>6</b>	Land to the north of Church Street
<b>7</b>	Land adjacent to Box Tree Cottage

# 1. Triangular space immediately to the North of the Village Hall



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.
<b>TEST 1 PASSED</b>	<b>YES</b>

## 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.

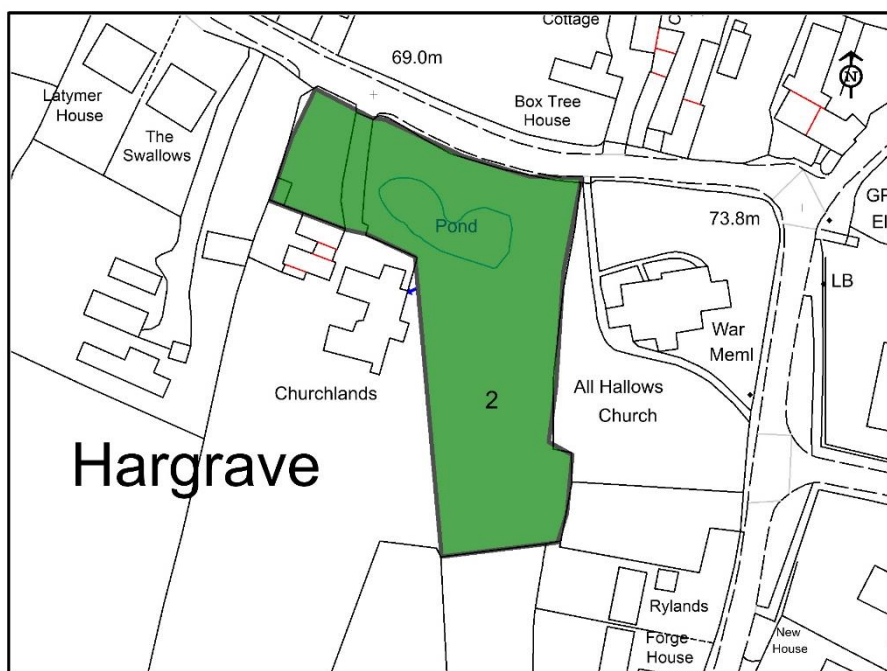
Tranquillity

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 important to the villagers evidenced by the questionnaire completed by villagers used in the preparation of this village plan.</p>
<b>TEST 4 PASSED</b>	<b>YES</b>
<b>Conclusion</b>	<p><b>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.</b></p> <p><b>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.</b></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.
<b>TEST 1 PASSED</b>	<b>YES</b>

## 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 icehouse (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>
<b>TEST 4 PASSED</b>	<b>YES</b>
<b>Conclusion</b>	<p><b>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.</b></p> <p><b>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.</b></p>

### 3. Land at the top of Nags Head Lane



Site Reference Number	3
Site Name	Land at top of Nags Head Lane
Site Address	Woodland at the top of Nags Head Lane.
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
<b>TEST 1 PASSED</b>	<b>YES</b>

## 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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<b>TEST 2 PASSED</b>	<b>YES</b>
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Extensive tract of land	The area of the site is 0.14 ha
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Local in character	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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<b>TEST 3 PASSED</b>	<b>YES</b>
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## Test 4 Can the site be shown to be demonstrably special to the local community

Description of the land	A small area of woodland
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Beauty	A dark and mysterious woodland, beautiful throughout the seasons.
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Historic Significance	This area provide a breathing space at the top of Nags Head Lane and are much appreciated by residents.
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Recreational value	The footpath and bridleway which border this area of woodland are well used by dog walkers and others wishing to exercise and take in the wildlife and rural nature of the area. 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.
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Tranquillity	This area gives a feeling of rural tranquillity.
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Richness of Wildlife	The wildlife includes butterflies and moths, badgers, deer, nesting birds and many small mammals. In particular the woodland is rich in wildlife.
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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.
<b>TEST 4 PASSED</b>	<b>YES</b>
<b>Conclusion</b>	<p><b>The Steering Group believes that this quiet and rural area of woodland 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.</b></p> <p><b>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.</b></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
<b>TEST 1 PASSED</b>	<b>YES</b>



## 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 waggon 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 add to the beauty and tranquility 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.**

## 5. The Brickyard



Site Reference	5
Site Name	The Brickyard
Site Address	Church Street, Hargrave (As you leave the village going West and cross the small road bridge this area is on your left hand side)
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
<b>TEST 1 PASSED</b>	<b>YES</b>

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## Proximity to Community

Test 2 Comments	The site is located within the village of Hargrave adjacent to the road bridge on the western side of the village.
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<b>TEST 2 PASSED</b>	<b>YES</b>
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Extensive tract of land	The site is 1.21 ha. It is not considered to be an extensive tract of land
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Local in character	The site is located to the west of the village of Hargrave and has a frequently used footpath passing through it.
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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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<b>TEST 3 PASSED</b>	<b>YES</b>
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## Test 4 Can the site be shown to be demonstrably special to the local community

Beauty	This is an attractive are of Woodland containing a variety of established trees providing a beautiful display throughout the seasons. It also has an attractive brook that meanders through this tract of land. All the above provide a haven for natural flora and fauna.
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Historic Significance	This green space contains historic interest in the remains of the former brickyard that used local clay to produce bricks with two coal fired kilns between 1860 & 1900. The brick is a warm, mellow shades of pinkish, red/rose terracotta and ochre, very often with 'over-baked' purplish 'headers' used decoratively. Examples of the use of this brick within the village include the Village Hall, High Bank and Greenbank cottages and Bottom Farm barns.
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Recreational value	The public right of way is well used by dog walkers and others wishing to exercise and take in the wildlife and rural vistas.
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Tranquillity	This is undoubtedly an area that provided a feeling of rural tranquillity.
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Richness of Wildlife	This is a haven for wildlife providing habitats of woodland and brook. The wildlife includes butterflies and moths, dragonflies, badgers, deer, nesting birds and many other small mammals and insects.
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Assessment	It is important that this green space, abundant with wildlife and natural vegetation combined with the presence of the historic site of the former brickworks is retained for the recreation and enjoyment of villagers today and in the future.
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<b>TEST 4 PASSED</b>	<b>YES</b>
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<b>Conclusion</b>	<p><b>The Steering Group believes that this quiet and rural area of woodland, pond and meandering brook 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 whilst taking in its natural features and wildlife.</b></p> <p><b>The above assessment clearly shows the site is demonstrably special to the local community and therefore satisfies the criteria for designation as a Local Green Space.</b></p>
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## 6. Land to the north of Church Street



Site Reference	6
Site Name	Land to the north of Church Street
Site Address	Land between 'The Farmhouse' and 'Top Farm' on the northern side of Church Street, Hargrave
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
<b>TEST 1 PASSED</b>	<b>YES</b>

## Proximity to Community

Test 2 Comments	This land is in the heart of the community and is an important link between two different parts of the village along Church Street.
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<b>TEST 2 PASSED</b>	<b>YES</b>
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Extensive tract of land	The site is 0.2 ha. It is not considered to be an extensive tract of land
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Local in character	This area was designated an Important Open Space by East Northamptonshire Council, Raunds Area Plan as land “which provides an important open area within a settlement which separates distinct groups of buildings or parts of the settlement”. This land still performs this important visual role.
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Test 3 Comments	This land is the only remaining open natural green wild space which immediately adjoins the main highway on Church Street, and the largest such area in the village. If the area is developed Church Street would become a frontage of formal gardens losing the desired openness and separation which creates the rural character and charm of the village.
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<b>TEST 3 PASSED</b>	<b>YES</b>
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## Test 4 Can the site be shown to be demonstrably special to the local community

Beauty	This area of land has been left to nature for many years and is valuable as a biodiversity asset.
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Historic Significance	It is this area of land’s unkempt appearance which adds to the rural nature of the village. It’s very wildness is attractive.
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Recreational value	
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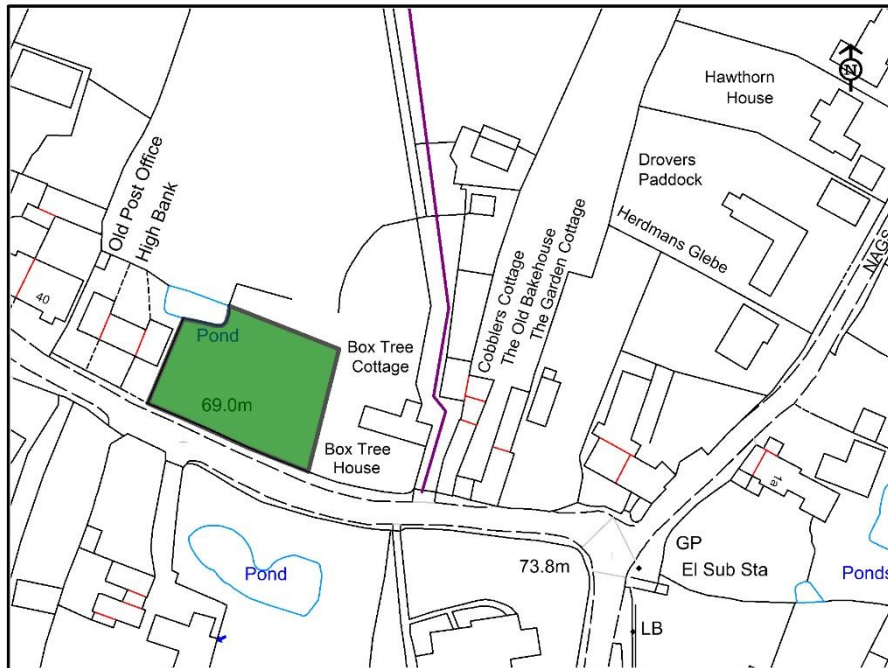
Tranquillity	
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Richness of Wildlife	An historic lack of management has resulted in an environmentally rich and important area. It is believed that great crested newts are thriving in their ideal habitat of scrub woodland and grassland which has been allowed to develop on the land. This area provides shelter to wildlife and allows mammals and birds, such as deer and pheasant, to roam freely within the village and connect with
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	<p>the countryside beyond. Birds seen include long- eared owls, barn owls, turtle doves, red kites, peregrine falcons, and lesser spotted woodpeckers. Badgers, muntjac and fallow deer, foxes and bats are all frequently observed around this area.</p>
<p>Assessment</p>	<p>This land is the last sizeable green space left within the village and should continue to be designated as an important Local Green Space.</p>
<p><b>TEST 4 PASSED</b></p>	<p><b>YES</b></p>
<p>Conclusion</p>	<p><b>The Steering Group believes that this area should be designated a Green Space in order that the residents of Hargrave can continue to enjoy the only remaining open natural green wild space which immediately adjoins the main highway on Church Street.</b></p> <p><b>The above assessment clearly shows the site is demonstrably special to the local community and therefore satisfies the criteria for designation as a Local Green Space.</b></p>



## 7. Land adjacent to Box Tree Cottage



Site Reference	7
Site Name	Land adjacent to Box Tree Cottage
Site Address	Front part of garden belonging to Box Tree House, Church Street, from the street to the settlement boundary line.
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
<b>TEST 1 PASSED</b>	<b>YES</b>

## Proximity to Community

Test 2 Comments This site is in the heart of the community, opposite the Church and Churchlands.

**TEST 2 PASSED** YES

Extensive tract of land The site is 0.09 ha. It is not considered to be an extensive tract of land

Local in character It is part of a garden and includes trees, both deciduous and evergreen. Trees are an important part of the character of Hargrave. This area of open land provides a breathing space between a listed building and a row of 19th century cottages. The community has expressed the opinion that such green spaces are important in maintaining the character of Hargrave as a small rural community.

Test 3 Comments This area of land provides a green space between the listed property, Box Tree House, and a 19th century terraced row of cottages.

**TEST 3 PASSED** YES

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

Beauty The land is maintained as a garden and is pleasing to the eye.

Historic Significance Its significance lies in its proximity to Box Tree House and the fact that it has never, to our knowledge, been built on.

Recreational value It is private land opposite a roadside footpath so enjoyed by walkers and other road users.

Tranquillity It provides an open area of calm alongside the main road through the village.

Richness of Wildlife Even as a garden and not a wild space it still plays host to the local abundance of wildlife.

Assessment This area should remain as an important Local Green Space.

**TEST 4 PASSED** YES

**Conclusion**

**The Steering Group believes that this area was designated as an Important Open Space within the ENC Raunds Area Plan 1996 and should be further designated as a Local Green Space in the HNDDP. The above assessment clearly shows the site is demonstrably special to the local community and therefore 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	✓	✓	✓
5	✓	✓	✓
6	✓	✓	✓
7	✓	✓	✓

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

