

CAPEL ST MARY NEIGHBOURHOOD PLAN 2018-2037



Green Spaces Assessments

Introduction

The following is the section in the NPPF relating to green spaces.

Section 102 of NPPF

102. 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.

Below is a map included in the Capel St Mary Neighbourhood Plan showing the green spaces in the village.

11.1 Policy Map- Green Spaces



1	Allotments	8	Long Perry opposite the Garden Centre
2	Days Green	9	Mowlands
3	Thorney Road and Days Road	10	Beside the Premier Shop in The Street
4	Between Plough Road and The Street	11	In front of the Community Centre, The Street
5	Adjoining Little Gulls, Dodmans and Chapel Close	12	Between the houses in Barnfield
6	Between Letton Close and Link Road	13	Between Thorney Road and Winding Piece
7	Elm Lane	14	The Playing Field

The following policy was included in the Neighbourhood Plan to cover these green spaces.

Policy CSM17: Green Spaces

The following local green spaces are designated in this Plan and are identified on Policies Map 11.1:

1. Allotments
2. Days Green
3. Thorney Road and Days Road
4. Between Plough Road and The Street
5. Adjoining Little Gulls, Dodmans and Chapel Close
6. Between Letton Close and Link Road
7. Elm Lane
8. Long Perry opposite the Garden Centre
9. Mowlands
10. Beside the Premier Shop in The Street
11. In front of the Community Centre, The Street
12. Between the houses in Barnfield
13. Between Thorney Road and Winding Piece
14. The Playing Field

Development in the local green spaces will be consistent with national policy for Green Belts.

Details of these Green Spaces

1. Allotments







Site name / location	No 1 Allotments
Description of site	Fenced in allotments with small nature reserve and pond.
Is the site publicly accessible?	0.7 miles from the village centre directly off Pound Lane.
1. Site is local in character, and not an extensive tract of land	The site is adjacent to the settlement boundary.
2. Site is in reasonably close proximity	Approximately 20 minute walk from the village centre.
3. Site is demonstrably special: (at least one of the following criteria)	
a. <i>Beauty</i>	
b. <i>Historic significance</i>	
c. <i>Recreational value</i>	Yes
d. <i>Tranquillity</i>	Yes
e. <i>Richness of wildlife</i>	In the nature reserve -yes
Map showing location and/or photographs of site	As above
Site meets NPPF (2021) para 102, and can be designated as LGS:	Yes

2 Days Green





Site name / location	No 2 Days Green
Description of site	This area has two greens. One in front of the church and one in the centre of the houses. It has several trees which are home to the birds.
Is the site publicly accessible?	Yes it is in the middle of a close.
1. Site is local in character, and not an extensive tract of land	Both greens are local to the Days Green houses.
2. Site is in reasonably close proximity	Close to the houses and 0,.5 miles from the village centre. Approximately a 15minute walk.
3. Site is demonstrably special: (at least one of the following criteria)	
b. <i>Beauty</i>	Yes
c. <i>Historic significance</i>	
d. <i>Recreational value</i>	Yes
e. <i>Tranquillity</i>	Yes
f. <i>Richness of wildlife</i>	Birds - yes
Map showing location and/or photographs of site	As above
Site meets NPPF (2021) para 102, and can be designated as LGS:	Yes

3 Thorney Road and Days Road



Site name / location	No 3 Thorney Road and Days Road
Description of site	A green between Thorney Road and Days Road.
Is the site publicly accessible?	A footpath joins the two roads.
1. Site is local in character, and not an extensive tract of land	Yes it is local to the surrounding housing.
2. Site is in reasonably close proximity	Yes between two roads.
3. Site is demonstrably special: (at least one of the following criteria)	
c. <i>Beauty</i>	
d. <i>Historic significance</i>	
e. <i>Recreational value</i>	Yes
f. <i>Tranquillity</i>	
g. <i>Richness of wildlife</i>	
Map showing location and/or photographs of site	As above
Site meets NPPF (2021) para 102, and can be designated as LGS:	Yes

4. Between Plough Road and The Street





Site name / location	No 4 Between Plough Road and The Street
Description of site	This green lies between Plough Road and The Street with houses either side of it.
1. Site is local in character, and not an extensive tract of land	Local to the houses.
2. Site is in reasonably close proximity	1/3 mile from the village centre approximately 8 minutes walking time.
3. Site is demonstrably special: (at least one of the following criteria)	
d. <i>Beauty</i>	Yes
e. <i>Historic significance</i>	
f. <i>Recreational value</i>	Yes
g. <i>Tranquillity</i>	Yes
h. <i>Richness of wildlife</i>	Birds-yes
Map showing location and/or photographs of site	As above
Site meets NPPF (2021) para 102, and can be designated as LGS:	As above

5. Adjoining Little Gulls, Dodmans and Chapel Close





Site name / location	No 5 Adjoining Little Gulls, Dodmans and Chapel Close
Description of site	Large play areas with trees.
Is the site publicly accessible?	Yes by paths and road.
1. Site is local in character, and not an extensive tract of land	The site is surrounded by houses.
2. Site is in reasonably close proximity	Close to houses and a few minutes walk from the village centre.
3. Site is demonstrably special: (at least one of the following criteria)	
e. <i>Beauty</i>	
f. <i>Historic significance</i>	
g. <i>Recreational value</i>	Yes
h. <i>Tranquillity</i>	
i. <i>Richness of wildlife</i>	Birds - yes
Map showing location and/or photographs of site	As above
Site meets NPPF (2021) para 102, and can be designated as LGS:	Yes

6 Between Letton Close and Link Road



Site name / location	No 6 Between Letton Close and Link Road
Description of site	Large play areas with trees.
Is the site publicly accessible?	Yes by paths and road.
1. Site is local in character, and not an extensive tract of land	The site is surrounded by houses.
2. Site is in reasonably close proximity	Close to houses and a few minutes walk from the village centre.
3. Site is demonstrably special: (at least one of the following criteria)	
f. <i>Beauty</i>	
g. <i>Historic significance</i>	
h. <i>Recreational value</i>	Yes
i. <i>Tranquillity</i>	
j. <i>Richness of wildlife</i>	Birds - yes
Map showing location and/or photographs of site	As above
Site meets NPPF (2021) para 102, and can be designated as LGS:	Yes

7. Elm Lane



Site name / location	No 7 Elm Lane
Description of site	Large play areas with trees and the remains of one of the original hedges.
Is the site publicly accessible?	Yes by paths and road.
1. Site is local in character, and not an extensive tract of land	The site is in a close surrounded by houses.
2. Site is in reasonably close proximity	Close to houses and a few minutes walk from the village centre.
3. Site is demonstrably special: (at least one of the following criteria)	
g. <i>Beauty</i>	
h. <i>Historic significance</i>	
i. <i>Recreational value</i>	Yes
j. <i>Tranquillity</i>	
k. <i>Richness of wildlife</i>	Birds - yes
Map showing location and/or photographs of site	As above
Site meets NPPF (2021) para 102, and can be designated as LGS:	Yes

8 Long Perry opposite the garden centre.



Site name / location	No 8 Long Perry opposite the garden centre
Description of site	Green strip alongside footpath in Long Perry.
Is the site publicly accessible?	Footpath links Long Perry to Old London Road with Bypass Nurseries opposite.
1. Site is local in character, and not an extensive tract of land	Local for Long Perry Residents.
2. Site is in reasonably close proximity	Houses either side.
3. Site is demonstrably special: (at least one of the following criteria)	
h. <i>Beauty</i>	
i. <i>Historic significance</i>	
j. <i>Recreational value</i>	Yes
k. <i>Tranquillity</i>	
l. <i>Richness of wildlife</i>	
Map showing location and/or photographs of site	As above
Site meets NPPF (2021) para 102, and can be designated as LGS:	Yes

9 Mowlands



Site name / location	No 9 Mowlands
Description of site	Large area with trees.
Is the site publicly accessible?	Yes by path and road.
1. Site is local in character, and not an extensive tract of land	It is surrounded by hpuses.
2. Site is in reasonably close proximity	Just a few minutes from the village centre.
3. Site is demonstrably special: (at least one of the following criteria)	
i. <i>Beauty</i>	
j. <i>Historic significance</i>	
k. <i>Recreational value</i>	Yes
l. <i>Tranquillity</i>	
m. <i>Richness of wildlife</i>	Birds - yes
Map showing location and/or photographs of site	As above
Site meets NPPF (2021) para 102, and can be designated as LGS:	Yes

10. Beside the Premier Shop in The Street



Site name / location	No 10 Beside the Premier Shop in The Street
Description of site	Large area with the village sign and war memorial
Is the site publicly accessible?	Yes it is in the village centre.
1. Site is local in character, and not an extensive tract of land	This is where services are held by the war memorial, and proclamations are made. It is at the heart of the village.
2. Site is in reasonably close proximity	It is close to car parks, shops and community centre.
3. Site is demonstrably special: (at least one of the following criteria)	
j. <i>Beauty</i>	
k. <i>Historic significance</i>	Yes
l. <i>Recreational value</i>	Yes
m. <i>Tranquillity</i>	
n. <i>Richness of wildlife</i>	
Map showing location and/or photographs of site	As above.
Site meets NPPF (2021) para 102, and can be designated as LGS:	Yes

11. In front of the Community Centre





Site name / location	NO 11 In front of the Community Centre
Description of site	Green space around the Community Centre with a play area and benches. This is adjacent to the shops. Residents can sit or eat at the benches and watch their children play in the play area.
Is the site publicly accessible?	Yes by path, road and it is adjacent to the car parks.
1. Site is local in character, and not an extensive tract of land	In the village centre where all the facilities are.
2. Site is in reasonably close proximity	In the heart of the village.
3. Site is demonstrably special: (at least one of the following criteria)	
k. <i>Beauty</i>	
l. <i>Historic significance</i>	
m. <i>Recreational value</i>	Yes – this area is where many of the village activities take place.
n. <i>Tranquillity</i>	
o. <i>Richness of wildlife</i>	
Map showing location and/or photographs of site	As above
Site meets NPPF (2021) para 102, and can be designated as LGS:	Yes

12. Between the houses in Barnfield



Site name / location	NO 12 Between the houses in Barnfield
Description of site	A strip of green grass between two rows of houses.
Is the site publicly accessible?	Yes by footpaths.
1. Site is local in character, and not an extensive tract of land	Yes surrounded by houses.
2. Site is in reasonably close proximity	A few minutes walk from the village centre.
3. Site is demonstrably special: (at least one of the following criteria)	
l. <i>Beauty</i>	
m. <i>Historic significance</i>	
n. <i>Recreational value</i>	Yes
o. <i>Tranquillity</i>	Yes
p. <i>Richness of wildlife</i>	Birds - yes
Map showing location and/or photographs of site	As above.
Site meets NPPF (2021) para 102, and can be designated as LGS:	Yes

13 Between Thorney Road and Winding Piece



Site name / location	No 13 Between Thorney Road and Winding Piece
Description of site	This is a green with several trees.
Is the site publicly accessible?	Yes by road and path.
1. Site is local in character, and not an extensive tract of land	It is adjacent to houses.
2. Site is in reasonably close proximity	It is a few minutes walk from the village centre.
3. Site is demonstrably special: (at least one of the following criteria)	
m. <i>Beauty</i>	
n. <i>Historic significance</i>	
o. <i>Recreational value</i>	Yes
p. <i>Tranquillity</i>	Yes
q. <i>Richness of wildlife</i>	Birds - yes
Map showing location and/or photographs of site	As above
Site meets NPPF (2021) para 102, and can be designated as LGS:	Yes

14 The Playing Field





Site name / location	No 14 The Playing Field
Description of site	This is the playing field for the village, with pavilion, football pitches, tennis courts, bowling green and play area.
Is the site publicly accessible?	Yes by paths and road. It is adjacent to one of the main roads into the village and it has a car park.
1. Site is local in character, and not an extensive tract of land	It is at the edge of village, but also close to the village centre which is approximately 10 minutes walk away/
2. Site is in reasonably close proximity	To the A12 and the settlement boundary. It is surrounded by houses on two sides.
3. Site is demonstrably special: (at least one of the following criteria)	
n. <i>Beauty</i>	
o. <i>Historic significance</i>	
p. <i>Recreational value</i>	Yes
q. <i>Tranquillity</i>	
r. <i>Richness of wildlife</i>	
Map showing location and/or photographs of site	As above
Site meets NPPF (2021) para 102, and can be designated as LGS:	Yes

Summary

These green spaces vary in size but with the grass verges make up the “garden village”. Most of the houses in the village have a green space nearby and many of the green spaces have trees and wild spring flowers. The flowers are allowed to grow before the first cut of the grass providing a colourful display in the spring. The trees attract a wide variety of bird species from the countryside which surrounds the village. By bringing these green spaces into the Neighbourhood Plan the Parish Council is setting the standard for development in the village. Any future development will be matched against the standards that already exist.