

### **Purpose of Report**

1. This report assesses the merit of various sites nominated for inclusion in the Neighbourhood Plan as local green space, to be subject to Policy 2 in the Plan.

### **Legislation**

2. The NPPF gives parish councils the right to designate small local recreation and amenity areas that are of “particular importance to the community” as ‘local green spaces’ and give them protection in the Neighbourhood Plan. The NPPF states that the green space should be:

- in reasonably close proximity to the community it serves;
- is 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
- is local in character and is not an extensive tract of land.

3. In addition to these criteria, Planning Practice Guidance (PPG) states: “Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented”
4. Other designations of land, such as green belt or conservation area status, do not necessarily preclude or support designation as local green space. But it is necessary to consider whether the additional designation is necessary and would serve a useful purpose.

### **Candidate Sites**

5. The list of candidates for assessment as local green space was arrived at by a task group appointed by the Lanteglos-by-Fowey Neighbourhood Plan Steering Group. The task group used their extensive local knowledge and applied an agreed interpretation of the criteria of the NPPF. 11 sites were identified as potential candidates for designation of a local green space. For each site an appraisal form was completed.

## **Appraisal and Conclusions**

6. Each of the selected sites has been subject to a survey and assessment. The results of this 'work', carried out in August 2019, is set out in a schedule for each site which can be found in Appendix A to this report (along with a site location map in Appendix B). We have used the information contained on these schedules to consider whether each of the sites meets sufficient of the criteria demanded by the NPPF to merit a 'Local Green Space' (LGS) designation.
7. The NPPF is quite stringent and specific in its criteria relating to LGS designation. It states that "designation will not be appropriate for most green areas or open space" (para. 77). There is now a significance body of 'evidence' of how the criteria are being interpreted by examiners of neighbourhood plans. Some of the criteria have also been tested subsequently in law.
8. As regards it being an extensive tract of land, the PPG states that there is no hard and fast rule about the size of a local green space. It is a judgment call therefore. But the PPG goes on to emphasise that an LGS designation should only be used where "the green area is not an extensive tract of land". There is a no set maximum nor minimum size limit, but the site must be 'local' in character. The PPG also states that the blanket designation of open countryside adjacent to settlements will not be appropriate, particularly if designation is being used in a way that undermines the aim of plan-making i.e. identify sufficient land in suitable locations to meet identified development needs.
9. It is generally acknowledged that the application of criteria may differ between settlements depending on their physical size and population. Designated spaces should normally be fairly contained, with clearly defined edges. In applying this criterion to potential local green space in Lanteglos-by-Fowey Parish, we asked:
  - does the space or combination of adjoining spaces 'feel' local in character and scale, in respect of the local community that the space serves?
  - Is the proposed space larger than other areas of land in the vicinity?
  - Is it contained with clearly defined edges?
  - Does the space connect physically, visually and socially to the local area?

10. As for being in proximity to the community it serves, we are advised to apply the reasonably close test, which is another judgment call. If public access is a key factor influencing its consideration, the site should normally be within easy walking distance of the community it serves. This may vary depending on the size of the community to which the green space relates, the size of the green space or the value placed on it by the community. The land must not be isolated from the community.
  
11. The third test that needs to be applied is whether the site is demonstrably special to the local community and holds a particular local significance. The examples given in the NPPF are: “because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife”. We have looked for a clear indication that the community cares about the future of the space as a facility or amenity for the community to enjoy. We have been cognisant too of the PPG’s advice that, how a local green space will be “managed in the future is an important consideration, if the features that make it special or locally significant are to be conserved”.

12. The table below has been produced as a means of summarises the assessment findings as they relate to the criteria in the NPPF:

<b>Lanteglos-by-Fowey Local Green Space Analysis 2019</b>										
Site No.	Name	Extensive tract of land?	In proximity to community it serves	Demonstrably Special for:						Should it be designated as a LGS?
				Beauty	Historical significance	Recreational value	Richness of wildlife	Tranquility	Other	
1	The Bound, Polruan	No	Yes	X				X		<b>Yes</b>
2	Children's Play Area and Park, Polruan	No	Yes			X		X		<b>Yes</b>
3	Fore Street, Polruan	No	Yes						X	<b>Yes</b>
4	Vevery and Picnic Area, Polruan	Yes	Yes	X		X				<b>Yes</b>
5	Brendon, Polruan	No	Yes						X	<b>Yes</b>
6	Allotments, Polruan	Yes	Yes			X				<b>No</b>
7	Moss Terrace, Polruan	No	Yes	X			X			<b>No</b>
8	W of Pendinnick, Bodinnick	No	Yes						X	<b>No</b>
9	St John's Church, Bodinnick	No	Yes		X					<b>No</b>
10	NE of Old Road, Bodinnick	No	Yes	X			X			<b>No</b>
11	Whitecross Village Green	No	Yes			X				<b>Yes</b>

## Recommendations

The draft Policy 2 is worded as follows:

**In recognition of their special landscape, townscape, historic and community value the following green and open spaces should be protected from development and are shown on the relevant Local Green Space maps.**


Based on the surveys and assessments, we make the following recommendations regarding local sites being designated as local green space and therefore subject to policy 2 in the Lanteglos-by-Fowey Neighbourhood Plan:

	Candidate Site	Recommendation	Reason
1	<b>The Bound, Polruan</b>	<b>Accept</b>	Small amenity area with far reaching views enjoyed by community and visitors
2	<b>Children's Play Area and Park, Polruan</b>	<b>Accept</b>	Main play area in the area
3	<b>Fore Street, Polruan</b>	<b>Accept</b>	Integral part of the village and community with Bench, Parish notice board and Phonebox
4	<b>Vevery and Picnic Area, Polruan</b>	<b>Accept</b>	High well established exposed site on eastern edge of village with car parking
5	<b>Brendon, Polruan</b>	<b>Accept</b>	Small boats planted up to green an otherwise hard landscape.
6	Allotments, Polruan	<b>Reject</b>	Allotments used by wider community with own protection
7	Moss Terrace, Polruan	<b>Reject</b>	No sign of community use in recent past
8	W of Pendinnick, Bodinnick	<b>Reject</b>	No sign of community use in recent past
9	St John's Church, Bodinnick	<b>Reject</b>	Small grass verge, no apparent other use
10	NE of Old Road, Bodinnick	<b>Reject</b>	No sign of community use in recent past
11	<b>Whitecross Village Green</b>	<b>Accept</b>	Open grassed area in front of Village Hall


Appendix A – Nominated Site Appraisal Forms

Site No. 1	General Information	
Name and address of site	The Bound, Polruan SX 12571 50819	
Site location plan		
Ownership of site, if known		
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Multiple users, well-tended Grassed with footpath through site Wooden benches	
Community served by the potential LGS	Whole Parish	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be	No	

used as a Green Open Space?	N/A
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<b>Size, scale and “local nature” of proposed Local Green Space</b>	
Area of proposed site	0.09ha
Is the site an “extensive tract of land”?	No
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Footpath link between play area, car park and the waterfront.  Viewing point over the River Fowey.
How does it connect physically, visually and socially to the local area?	Central to Polruan, footpath through site  Long distance views over village and river
<b>Need for Local Green Space</b>	
Is there a need for a local green space in this location?	Yes
Evidence that “the green space is in reasonably close proximity to the community it serves”	Central to Polruan
Are there any barriers to the local community accessing the site from their homes?	No
<b>Evidence that the green area is “demonstrably special” to the local community</b>	
Evidence of support from Parish Council	Managed and maintained by PC
Evidence of support from other local community groups or individuals	
Evidence of support from community leaders	
Evidence of support from other groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	
	



Site No. 2	General Information	
Name and address of site	Children's Play Area and Park, Polruan SX12536 50795	
Site location plan		
		
Ownership of site, if known		
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Multiple users, well-tended Play equipment on site (slide, swings, roundabout) Wooden benches	
Community served by the potential LGS	Whole Parish	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No  N/A	

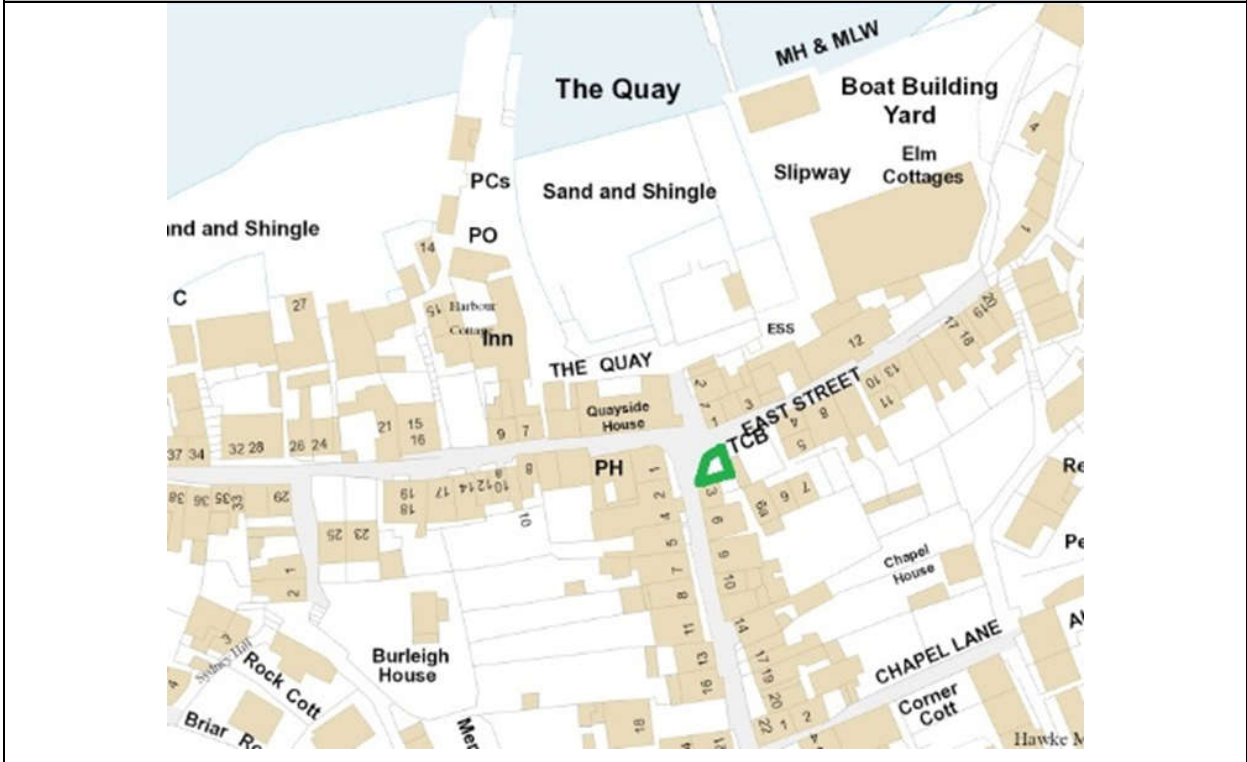
<b>Size, scale and “local nature” of proposed Local Green Space</b>	
Area of proposed site	0.5ha
Is the site an “extensive tract of land”?	Yes
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Integral part of the village and community, only play area designated for children  Viewing point over the coast and the River Fowey.
How does it connect physically, visually and socially to the local area?	Central to Polruan
<b>Need for Local Green Space</b>	
Is there a need for a local green space in this location?	Yes already in use for many years
Evidence that “the green space is in reasonably close proximity to the community it serves”	Central to Polruan
Are there any barriers to the local community accessing the site from their homes?	No
<b>Evidence that the green area is “demonstrably special” to the local community</b>	
Evidence of support from Parish Council	Managed and maintained by PC
Evidence of support from other local community groups or individuals	
Evidence of support from community leaders	
Evidence of support from other groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	



<b>Site No. 3</b>	<b>General Information</b>
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Name and address of site	Fore Street, Polruan SX 12619 50977
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<b>Site location plan</b>
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Ownership of site, if known	
Is the owner of the site aware of the potential designation? Do they support the designation?	
Description/Current Condition	Hardstanding at the bottom of the hill Bench Parish notice board Phonebox
Community served by the potential LGS	Whole Parish, visitors
<b>Planning History</b>	
Is there currently a planning application for this site?	No
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No  N/A

<b>Size, scale and “local nature” of proposed Local Green Space</b>	
Area of proposed site	0.0009ha
Is the site an “extensive tract of land”?	No
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Integral part of the village and community with Bench, Parish notice board and Phonebox
How does it connect physically, visually and socially to the local area?	Yes
<b>Need for Local Green Space</b>	
Is there a need for a local green space in this location?	Yes
Evidence that “the green space is in reasonably close proximity to the community it serves”	Within built form close to The Quay.
Are there any barriers to the local community accessing the site from their homes?	No
<b>Evidence that the green area is “demonstrably special” to the local community</b>	
Evidence of support from Parish Council	
Evidence of support from other local community groups or individuals	
Evidence of support from community leaders	
Evidence of support from other groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	



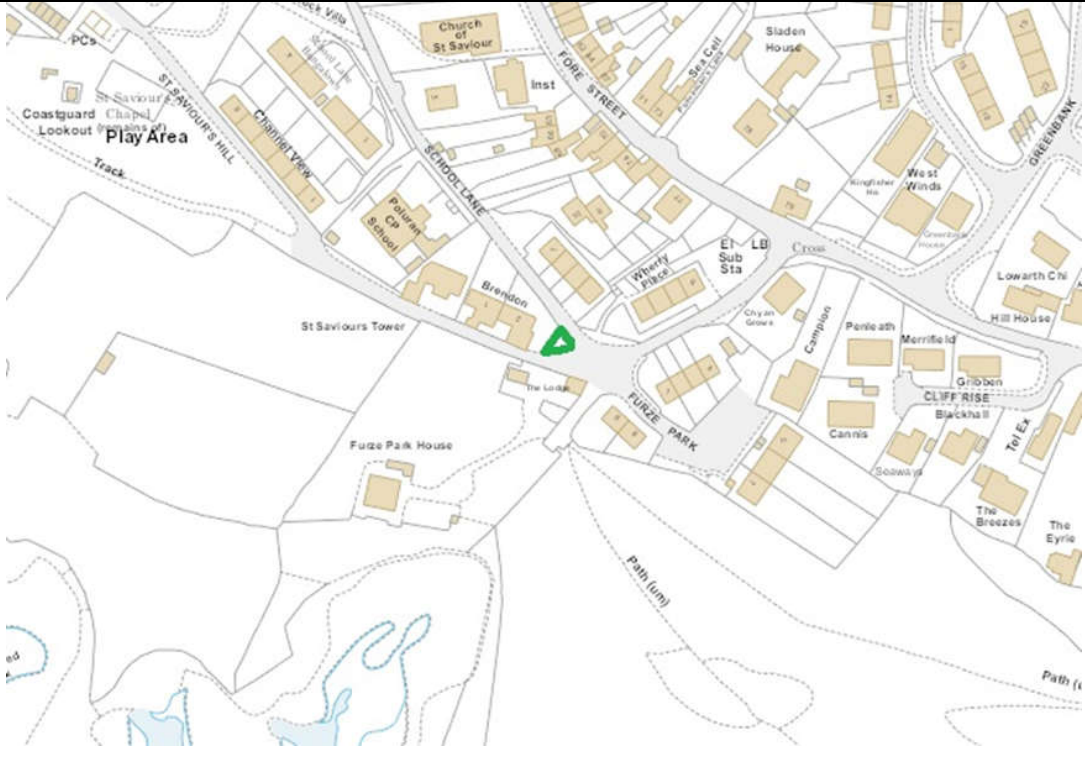
Site No. 4	General Information
Name and address of site	Vevery and Picnic Area, Polruan SX 13134 50680
Site location plan	
	
Ownership of site, if known	
Is the owner of the site aware of the potential designation? Do they support the designation?	
Description/Current Condition	Car park and former reservoir
Community served by the potential LGS	Whole Parish and visitors
Planning History	
Is there currently a planning application for this site?	No
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No  N/A
Size, scale and "local nature" of proposed Local Green Space	
Area of proposed site	0.57ha

Is the site an "extensive tract of land"?	Yes
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Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	High well established exposed site on eastern edge of village  Long distance views over the coast
How does it connect physically, visually and socially to the local area?	Links village to playing field and coastal path
<b>Need for Local Green Space</b>	
Is there a need for a local green space in this location?	Yes
Evidence that “the green space is in reasonably close proximity to the community it serves”	Located on eastern edge of the village
Are there any barriers to the local community accessing the site from their homes?	No
<b>Evidence that the green area is “demonstrably special” to the local community</b>	
Evidence of support from Parish Council	
Evidence of support from other local community groups or individuals	
Evidence of support from community leaders	
Evidence of support from other groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	






Site No. 5	General Information	
Name and address of site	Brendon, Polruan SX 12681 50709	
Site location plan		
		
Ownership of site, if known		
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Hardstanding with small boats planted up	
Community served by the potential LGS	Village and visitors	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No  N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.002ha	

Is the site an “extensive tract of land”?	No
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Small boats planted up to green an otherwise hard landscape.
How does it connect physically, visually and socially to the local area?	On access route to car park
<b>Need for Local Green Space</b>	
Is there a need for a local green space in this location?	Yes
Evidence that “the green space is in reasonably close proximity to the community it serves”	Located on eastern edge of the village
Are there any barriers to the local community accessing the site from their homes?	No
<b>Evidence that the green area is “demonstrably special” to the local community</b>	
Evidence of support from Parish Council	Planters maintained by PC
Evidence of support from other local community groups or individuals	
Evidence of support from community leaders	
Evidence of support from other groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	



Site No. 6	General Information	
Name and address of site	Allotments, Polruan SX 13110 50792	
Site location plan		
		
Ownership of site, if known		
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Multiple users, allotment plots, well-tended	
Community served by the potential LGS	Whole Parish	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No  N/A	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	0.49ha	

Is the site an “extensive tract of land”?	Yes
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Integral part of the community and serving the whole community
How does it connect physically, visually and socially to the local area?	Located on the eastern edge of Polruan

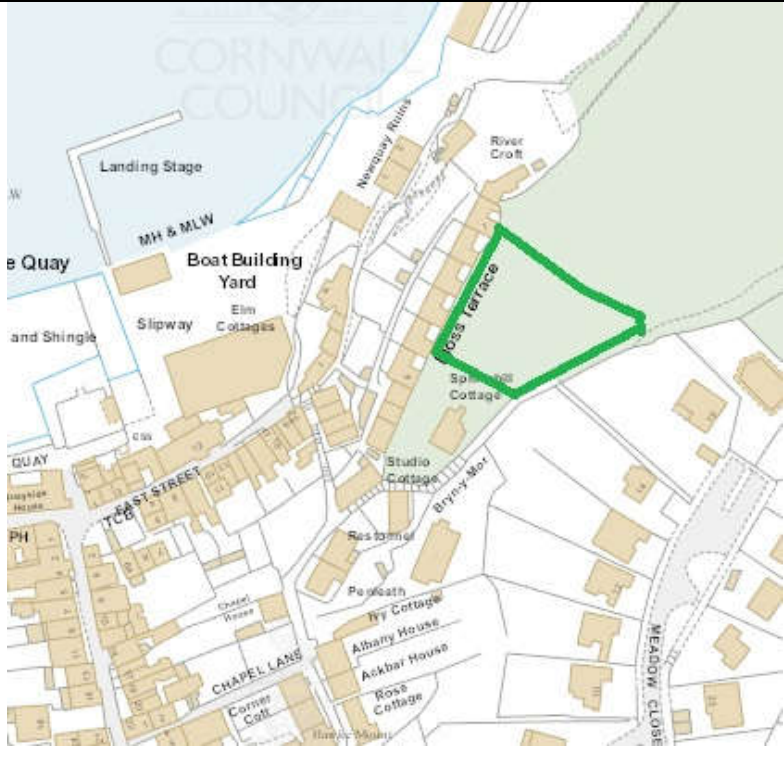
**Need for Local Green Space**

Is there a need for a local green space in this location?	Yes
Evidence that “the green space is in reasonably close proximity to the community it serves”	Adjacent to Polruan
Are there any barriers to the local community accessing the site from their homes?	No

**Evidence that the green area is “demonstrably special” to the local community**

Evidence of support from Parish Council	
Evidence of support from other local community groups or individuals	
Evidence of support from community leaders	
Evidence of support from other groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	



Site No. 7	General Information	
Name and address of site	Moss Terrace, Polruan SX 12737 52193	
Site location plan		
		
Ownership of site, if known	Private ownership	
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Heavily wooded area	
Community served by the potential LGS	Polruan community	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No N/A	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	0.15ha	

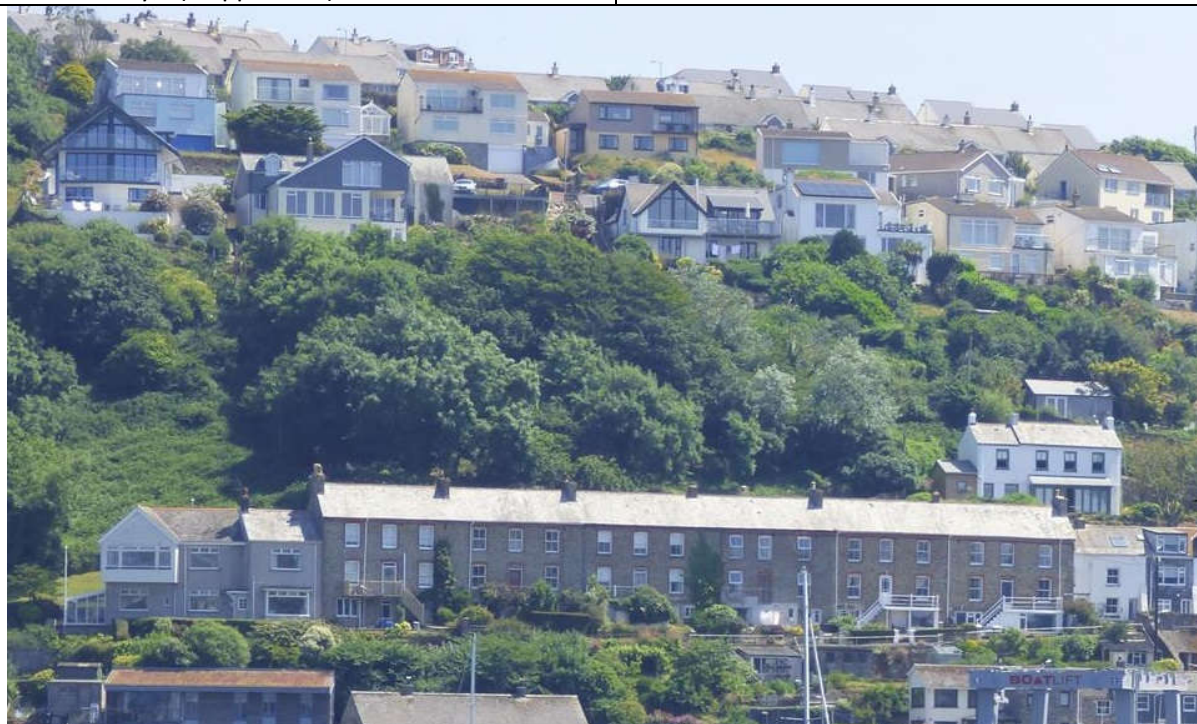
Is the site an “extensive tract of land”?	No
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Sloping wooded site
How does it connect physically, visually and socially to the local area?	Topography of the site adds to the setting of the village

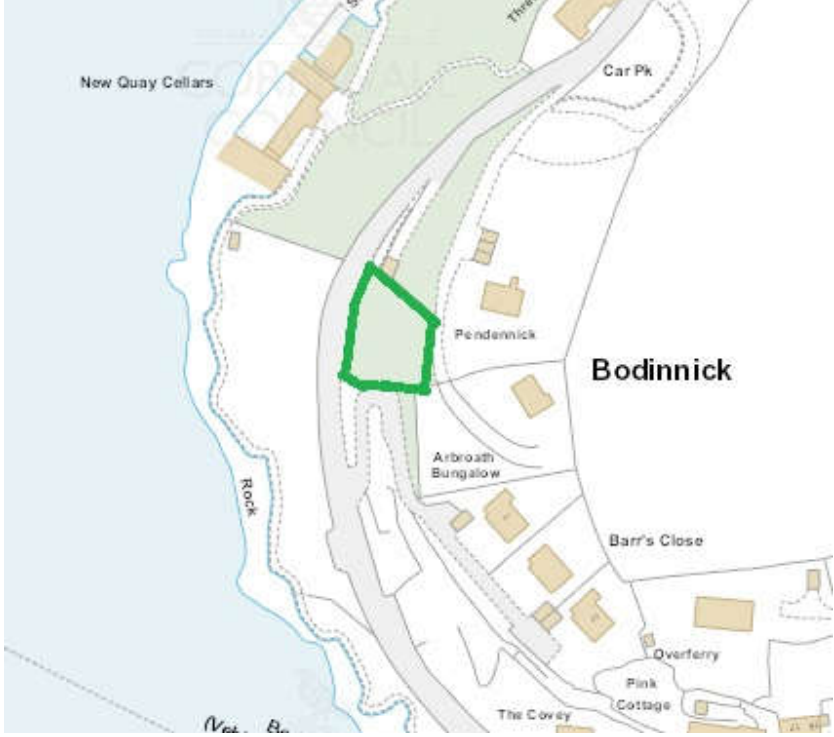
**Need for Local Green Space**


Is there a need for a local green space in this location?	Yes
Evidence that “the green space is in reasonably close proximity to the community it serves”	Moss Terrace located to the north west and Meadow Close to the south east.
Are there any barriers to the local community accessing the site from their homes?	Yes privately owned

**Evidence that the green area is “demonstrably special” to the local community**

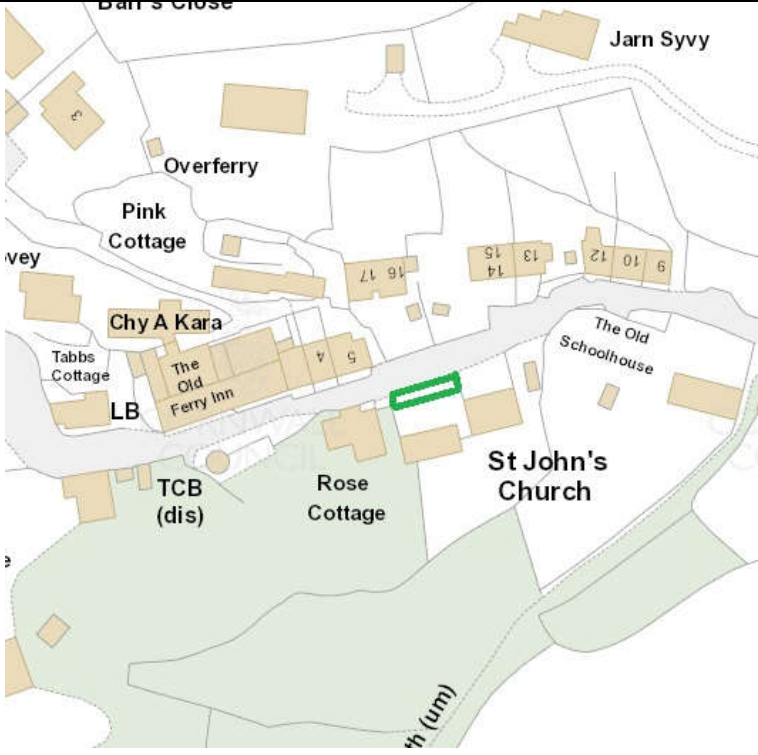
Evidence of support from Parish Council	
Evidence of support from other local community groups or individuals	
Evidence of support from community leaders	
Evidence of support from other groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	



<b>Site No. 8</b>	<b>General Information</b>	
Name and address of site	W of Pendinnick, Bodinnick SX 12905 52314	
<b>Site location plan</b>		
		
Ownership of site, if known	Private ownership	
Is the owner of the site aware of the potential designation? Do they support the designation?	No N/A	
Description/Current Condition	Well established	
Community served by the potential LGS	Bodinnick residents	
<b>Planning History</b>		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No N/A	
<b>Size, scale and "local nature" of proposed Local Green Space</b>		
Area of proposed site	0.05ha	

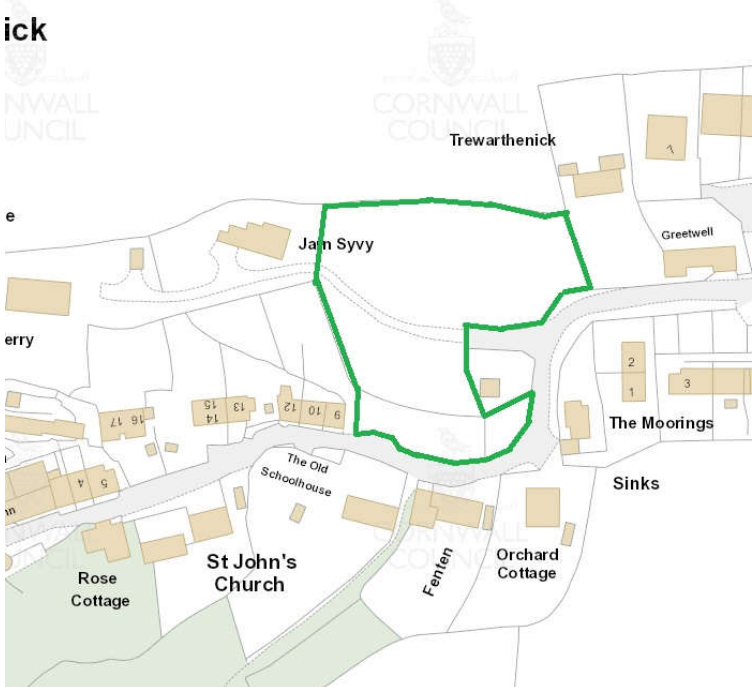
Is the site an “extensive tract of land”?	No
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Wooded site in residential area
How does it connect physically, visually and socially to the local area?	Topography of the site adds to the setting of the village
<b>Need for Local Green Space</b>	
Is there a need for a local green space in this location?	No
Evidence that “the green space is in reasonably close proximity to the community it serves”	Adjacent residential properties
Are there any barriers to the local community accessing the site from their homes?	Yes privately owned
<b>Evidence that the green area is “demonstrably special” to the local community</b>	
Evidence of support from Parish Council	
Evidence of support from other local community groups or individuals	
Evidence of support from community leaders	
Evidence of support from other groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	
	



Site No. 9	General Information	
Name and address of site	St John's Church, Bodinnick SX 13077 52193	
Site location plan		
		
Ownership of site, if known		
Is the owner of the site aware of the potential designation? Do they support the designation?	No N/A	
Description/Current Condition	Grass verge between boundary wall and road	
Community served by the potential LGS	Bodinnick residents	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.002ha	


Is the site an “extensive tract of land”?	No
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Adds to setting of the church
How does it connect physically, visually and socially to the local area?	Grass verge between boundary wall and road
<b>Need for Local Green Space</b>	
Is there a need for a local green space in this location?	Yes
Evidence that “the green space is in reasonably close proximity to the community it serves”	Located in the centre of the village
Are there any barriers to the local community accessing the site from their homes?	No
<b>Evidence that the green area is “demonstrably special” to the local community</b>	
Evidence of support from Parish Council	
Evidence of support from other local community groups or individuals	
Evidence of support from community leaders	
Evidence of support from other groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	



Site No. 10	General Information	
Name and address of site	NE of Old Road, Bodinnick SX 13086 52222	
Site location plan		
		
Ownership of site, if known	Private ownership	
Is the owner of the site aware of the potential designation? Do they support the designation?	No N/A	
Description/Current Condition	Heavily wooded and steep sloping	
Community served by the potential LGS	Bodinnick residents	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.3ha	

Is the site an “extensive tract of land”?	Yes
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Adds to setting of the village
How does it connect physically, visually and socially to the local area?	Adds to setting of the village
<b>Need for Local Green Space</b>	
Is there a need for a local green space in this location?	No
Evidence that “the green space is in reasonably close proximity to the community it serves”	Located in the centre of the village
Are there any barriers to the local community accessing the site from their homes?	No
<b>Evidence that the green area is “demonstrably special” to the local community</b>	
Evidence of support from Parish Council	
Evidence of support from other local community groups or individuals	
Evidence of support from community leaders	
Evidence of support from other groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	



Site No. 11	General Information	
Name and address of site	Whitecross Village Green SX 13766 52742	
Site location plan		
		
Ownership of site, if known		
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Grassed flat open area adjacent to village hall Car parking Telephone box	
Community served by the potential LGS	Rural residents of the parish.	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No  N/A	

<b>Size, scale and “local nature” of proposed Local Green Space</b>	
Area of proposed site	0.11ha
Is the site an “extensive tract of land”?	No
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Open grassed area in front of Village Hall
How does it connect physically, visually and socially to the local area?	Adjacent to Whitecross Village Hall with car parking
<b>Need for Local Green Space</b>	
Is there a need for a local green space in this location?	Yes
Evidence that “the green space is in reasonably close proximity to the community it serves”	Rural managed public open space
Are there any barriers to the local community accessing the site from their homes?	No
<b>Evidence that the green area is “demonstrably special” to the local community</b>	
Evidence of support from Parish Council	
Evidence of support from other local community groups or individuals	
Evidence of support from community leaders	
Evidence of support from other groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	
