

Lanteglos-by-Fowey Neighbourhood Plan Local Green Space Assessment



September 2019



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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), tranquility 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 or 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), tranquility 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 taken into account 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:

Lanteglos-by-Fowey Local Green Space Analysis 2019										
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		Yes
2	Children's Play Area and Park, Polruan	No	Yes			X		X		Yes
3	Fore Street, Polruan	No	Yes						X	Yes
4	Vevry and Picnic Area, Polruan	Yes	Yes	X		X				Yes
5	Brendon, Polruan	No	Yes						X	Yes
6	Allotments, Polruan	Yes	Yes			X				No
7	Moss Terrace, Polruan	No	Yes	X			X			No
8	Polruan Quay and Coal Wharf, Polruan	No	Yes	X	X					Yes
9	W of Pendinnick, Bodinnick	No	Yes						X	No
10	St John's Church, Bodinnick	No	Yes		X					No
11	NE of Old Road, Bodinnick	No	Yes	X			X			No
12	Whitecross Village Green	No	Yes			X				Yes

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	The Bound, Polruan	Accept	Small amenity area with far reaching views enjoyed by community and visitors
2	Children's Play Area and Park, Polruan	Accept	Main play area in the area
3	Fore Street, Polruan	Accept	Integral part of the village and community with Bench, Parish notice board and Phone box
4	Vevry and Picnic Area, Polruan	Accept	Well established exposed site on eastern edge of village with car parking
5	Brendon, Polruan	Accept	Small boats planted up to green an otherwise hard landscape.
6	Allotments, Polruan	Reject	Allotments used by wider community with own protection
7	Moss Terrace, Polruan	Reject	No sign of community use in recent past
8	Polruan Quay and Coal Wharf, Polruan	Accept	Waterfront quay which provides amenity and views to Fowey and up the estuary enjoyed by community and visitors
9	W of Pendinnick, Bodinnick	Reject	No sign of community use in recent past
10	St John's Church, Bodinnick	Reject	Small grass verge, no apparent other use
11	NE of Old Road, Bodinnick	Reject	No sign of community use in recent past
12	Whitecross Village Green	Accept	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	Polruan Town Trust	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes	
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 used as a Green Open Space?	No N/A	

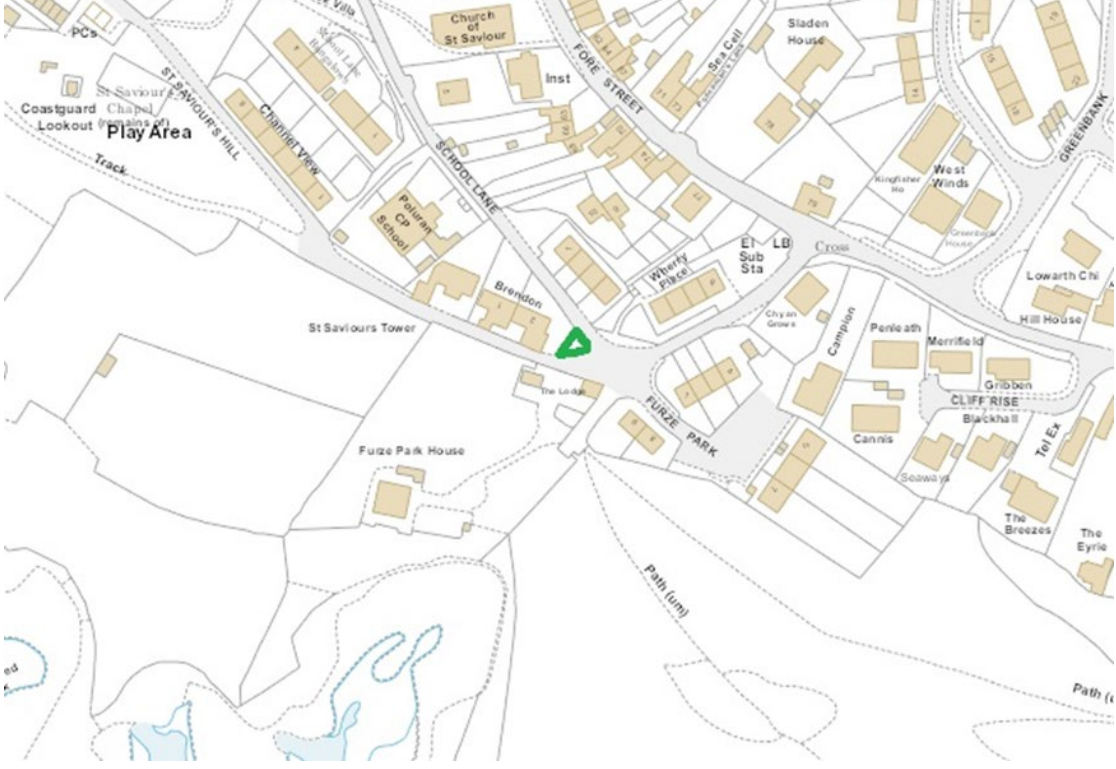
Size, scale and “local nature” of proposed Local Green Space	
Area of proposed site	0.09ha
Is the site an “extensive tract of land”?	No
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Footpath link between play area, car park and the 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
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”	Central 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	Closer working with Polruan Town Trust
Evidence of support from other local community groups or individuals	Managed and maintained by Polruan Town Trust
Evidence of support from community leaders	
Evidence of support from other groups	Articles in Fowey Harbour History Society
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	As above, images appear regularly in guides, and other publications
	

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	Polruan Town Trust	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes	
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	

Size, scale and “local nature” of proposed Local Green Space	
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
Need for Local Green Space	
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
Evidence that the green area is “demonstrably special” to the local community	
Evidence of support from Parish Council	The original proposal for this was made by a local resident to the Parish Council
Evidence of support from other local community groups or individuals	Managed and maintained by Polruan Town Trust
Evidence of support from community leaders	Used by Pre-Schoolers
Evidence of support from other groups	Local National Coast Watch Institution
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	Mentioned several times in community consultation
	


Size, scale and “local nature” of proposed Local Green Space	
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, salt-bin and Phone box
How does it connect physically, visually and socially to the local area?	Yes, it is at an important intersection for the whole 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”	Within built form close to The Quay.
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	Owned by PC
Evidence of support from other local community groups or individuals	Planters supplied and maintained by local residents. Access to noticeboard
Evidence of support from community leaders	Access to noticeboard
Evidence of support from other groups	Access to noticeboard
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	Popular meeting-place
	


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
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”	Located on eastern edge of the village
Are there any barriers to the local community accessing the site from their homes?	No, although the old reservoir area is fenced off
Evidence that the green area is “demonstrably special” to the local community	
Evidence of support from Parish Council	Inclusion in the NDP
Evidence of support from other local community groups or individuals	Much use made of picnic area and free car-parking
Evidence of support from community leaders	
Evidence of support from other groups	Local teams and families use this, as do walkers
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	Spectacular views out to sea
	

Site No. 5	General Information	
Name and address of site	Brendon, Polruan SX 12681 50709	
Site location plan		
		
Ownership of site, if known	Parish Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes	
Description/Current Condition	Hard standing 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	Small boats planted up to green an otherwise hard	


the site feel as though it is part of the local area and why?	landscape.
How does it connect physically, visually and socially to the local area?	On access route to car park
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”	Located on eastern edge of the village
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	Planters maintained by PC
Evidence of support from other local community groups or individuals	The bench is used by residents and visitors as it is on the way to Polruan Academy
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)	

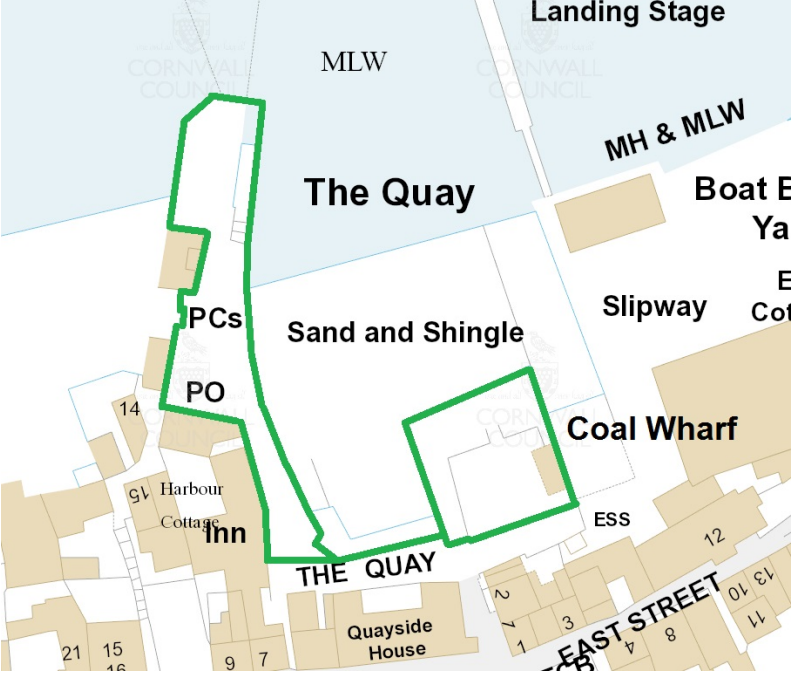


Site No. 6	General Information	
Name and address of site	Allotments, Polruan SX 13110 50792	
Site location plan		
		
Ownership of site, if known	The National Trust	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes	
Description/Current Condition	Multiple 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	Integral part of the community and serving the	

the site feel as though it is part of the local area and why?	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	Potential designation
Evidence of support from other local community groups or individuals	National Trust, Allotment holders
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?	Not known	
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)	
	

Site No. 8	General Information	
Name and address of site	Polruan Quay and Coal Wharf, Polruan SX 12571 51038	
Site location plan		
		
Ownership of site, if known	Polruan Town Trust	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes	
Description/Current Condition	Multiple users, well-tended with benches Waterfront quay which provides amenity and views enjoyed by community and visitors	
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	0.117ha	

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?	Historic waterfront quay. Viewing point over the River Fowey. Polruan Foot Ferry leaves for Fowey from the Quay Steps. Provides access to seasonal gantry and pontoon for local community and visitors.
How does it connect physically, visually and socially to the local area?	Central to Polruan Viewing point over the River Fowey.

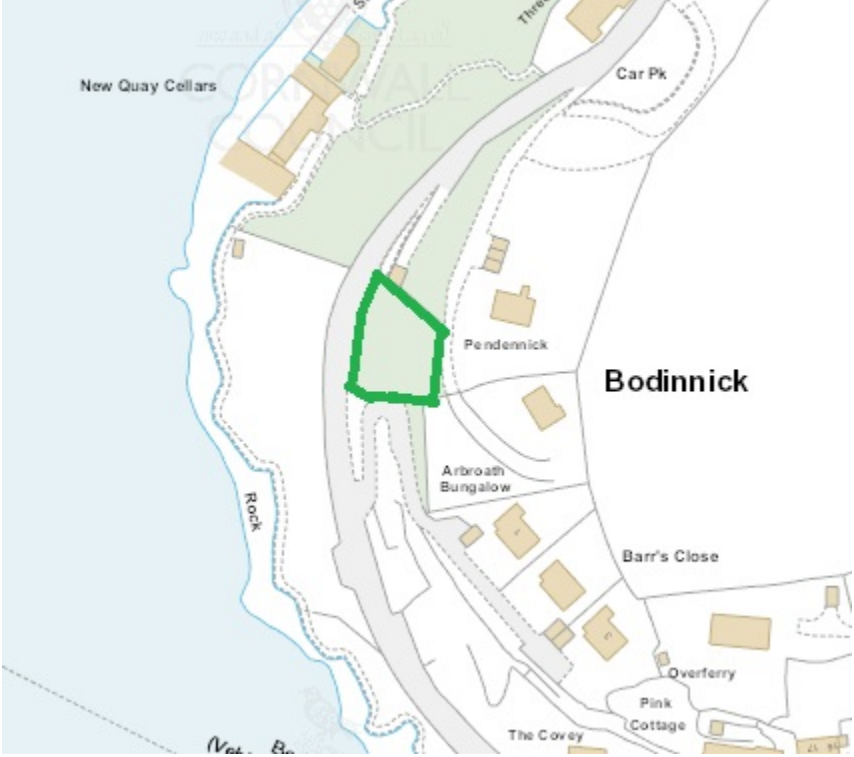
Need for Local Green Space


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”	Central to Polruan
Are there any barriers to the local community accessing the site from their homes?	No

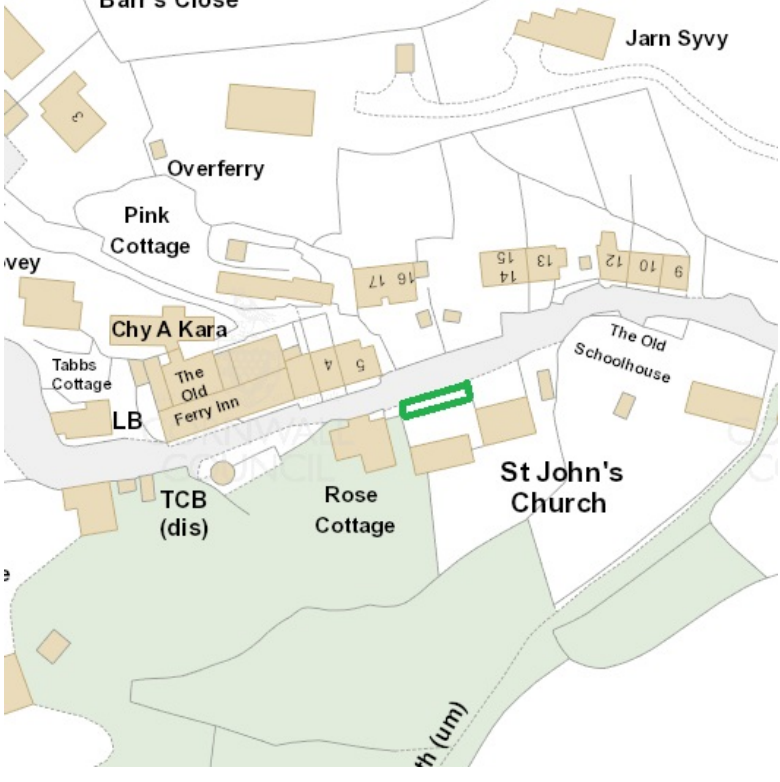
Evidence that the green area is “demonstrably special” to the local community


Evidence of support from Parish Council	Managed and maintained by Polruan Town Trust Public Conveniences managed and maintained by Parish Council.
Evidence of support from other local community groups or individuals	Coal Wharf used by RNLI, Village Hall Committee, Polruan Regatta Committee, local workers, residents and visitors.
Evidence of support from community leaders	Polruan Town Trust support designation
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	Focal point for life of the village and wider Parish.

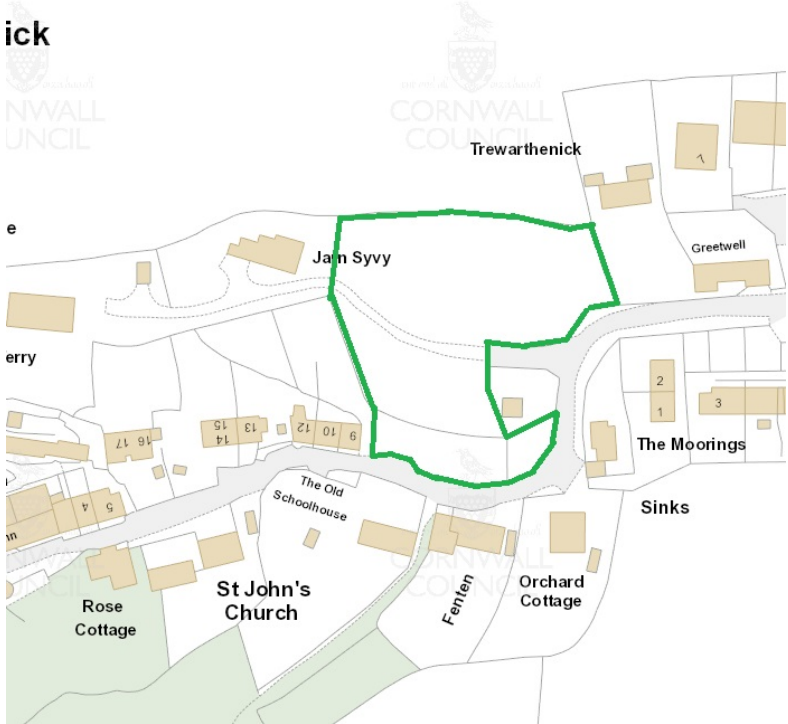



Site No. 9	General Information	
Name and address of site	W of Pendinnick, Bodinnick SX 12905 52314	
Site location plan		
		
Ownership of site, if known	Private ownership	
Is the owner of the site aware of the potential designation? Do they support the designation?	No N/A	
Description/Current Condition	Well established	
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	0.05ha	
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
Need for Local Green Space	
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
Evidence that the green area is “demonstrably special” to the local community	
Evidence of support from Parish Council	None
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	St John's Church, Bodinnick SX 13077 52193	
Site location plan		
		
Ownership of site, if known	Truro Diocese	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes No	
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	Adds to setting of the church	

the site feel as though it is part of the local area and why?	
How does it connect physically, visually and socially to the local area?	Grass verge between boundary wall and road
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”	Located in the centre of the village
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	Grant for maintenance of all churchyards made by PC to the Parochial Church 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	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
Need for Local Green Space	
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
Evidence that the green area is “demonstrably special” to the local community	
Evidence of support from Parish Council	None
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. 12	General Information	
Name and address of site	Whitecross Village Green SX 13766 52742	
Site location plan		
		
Ownership of site, if known	Parish Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes	
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	

Size, scale and “local nature” of proposed Local Green Space	
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 alongside Village Hall
How does it connect physically, visually and socially to the local area?	Adjacent to Whitecross Village Hall with car parking
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”	Rural managed public open space
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	Managed and maintained by PC
Evidence of support from other local community groups or individuals	Overflow carpark for all users of the Village Hall
Evidence of support from community leaders	Whitecross Village Hall Committee
Evidence of support from other groups	Users of the Hall, Millennium Tree Planting
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	Bequeathed to PC by Olver family with requirement that it should always be associated with Whitecross Village Hall
