

**North Somerset Council
Local Development Framework**

**Sites and Policies
Development Plan Document**

**Evidence Paper
Local Green Space**

Background Paper on Local Green Space February 2013

1.0 Introduction

1.1 The Government's National Planning Policy Framework (NPPF) introduced a new designation of Local Green Space (LGS) in March 2012. This background paper sets out how LGS will be interpreted and applied within North Somerset in the context of the Consultation Draft Sites and Policies Plan.

1.2 Guidance on LGS is set out in the NPPF at paragraphs 76-79:

76. "Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore 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 reviewed, and be capable of enduring beyond the end of the plan period".

77. "The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

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

78. "Local policy for managing development within a LGS should be consistent with policy for Green Belts".

2.0 Interpretation of Local Green Space within North Somerset

2.1 The intention of the LGS designation is to ensure the long-term protection of valued green spaces which are of particular importance to local communities. This designation will not be appropriate for most spaces, with the criteria in NPPF paragraph 77 being used to assess their suitability. As the NPPF is national guidance, the language is general and further clarification is required to guide its interpretation for the North Somerset context.

2.2 A particular local significance:

Sites need to demonstrate their local significance in terms of the range of factors identified in NPPF paragraph 77:

1. Beauty: This relates to the visual attractiveness of the site, and its contribution to townscape, landscape, character and/or setting of the settlement, which would normally be expected to be significant. LGS will typically contribute to local identity and character of the area and a sense of place.
2. Historical significance: The site or elements of the site may have a local historical significance. Perhaps they reflect an archaeological site or other historical feature, or provide the setting to a listed building or scheduled monument.
3. Recreational value: A LGS site would normally be more than just an informal play area or grassed pitches. It would need to demonstrate the local significance of its recreational value, perhaps in terms of the variety of activities it supports and therefore its value to the community. Formal recreational facilities such as bowling greens, grass tennis courts, golf courses, playing fields, grass play areas and allotments would not on their own be necessarily

enough to meet the criteria, although they may be included where they are either part of a wider green space or have a particular local significance. Similarly the existence of a right of way across farmland for example would not in itself be demonstration of significant recreational value.

4. Tranquillity: Green spaces may also provide value to the local community in terms of providing an oasis of calm perhaps in a busy town, or a space for quiet reflection.

5. Richness of wildlife: A LGS may be of particular local significance because of its importance for wildlife, which will normally require some objective evidence such as a designation, like a Wildlife Site or Local Nature Reserve. This evidence will be particularly important where wildlife is the only or main factor underpinning LGS designation.

2.3 Sites will need to demonstrate that they are of particular local significance for at least one of the above factors.

2.4 Local in character and not an extensive tract of land:

The areas would normally be fairly self-contained with clearly defined edges. As they are green spaces of particular local importance they would normally be expected to be larger than 0.2ha in size, but this does not rule out smaller spaces where they are clearly shown to be demonstrably special in terms of the criteria.

3.0 Definitions

3.1 Green areas:

LGS applies to 'green areas'. These areas must therefore be predominantly comprised of trees, shrubs, grass and other vegetation. Solely or mainly hard surfaced areas will not be appropriate. However, LGS areas can include hard surfaced elements and structures, but the overall character and visual impression must be of a green vegetated site. Lakes, ponds and water features may be found within LGS sites, but they would not normally be the main feature.

3.2 Private land and public access

Generally private land not accessible to the public would be excluded but such land may exceptionally be included where there are special circumstances such as where the land is clearly of significant importance. School and college playing fields and grounds, and residential gardens are normally excluded.

3.3 Small areas and landscaping

LGS would not normally include highway and cycleway verges and incidental bits of land, open space or landscaping left over from development.

3.4 Agricultural land

LGS would not normally include agricultural land or general countryside although this may be exceptionally included in particular special circumstances where it clearly meets the criteria and the local community considers it to be demonstrably special and holds a particular local significance, which must be satisfactorily explained.

3.5 Reasonably close proximity to the community it serves:

LGS would normally be located within settlements. Sites may also be found adjacent to the settlement or within easy walking distance (normally within 400m). The term 'settlement' in this context is not necessarily restricted to those settlements with defined settlement boundaries, such as service and infill villages in the Sites and Policies DPD.

3.6 Demonstrably special to a local community:

Evidence of the site's importance to the local community will be needed. This may include town or parish council support for its designation.

4.0 Proposed Local Green Space in the Consultation Draft Sites and Policies Plan

4.1 The council has identified a list of areas which we consider to be appropriate for LGS designation, having regard to the criteria in the NPPF and our interpretation of them. The LGS areas are proposed in the Consultation Draft Sites and Policies Plan, which is being advertised for public consultation between 28 February and 19 April 2013 inclusive. Thus people have the opportunity to respond to the proposed areas, which are in “schedule 5” in the Plan, and also listed in the Appendix to this Background Paper, below . People can respond within the consultation period by using the following [link](#).

4.2 The proposed areas of LGS were identified following consideration of various sources:

- Amenity Areas (open space of public value) as defined by Policy ECH/1 of the existing adopted North Somerset Replacement Local Plan.
(Note that we are proposing that the Amenity Area designation be eventually deleted, when the Sites and Policies Plan is adopted and effectively replaces the Local Plan. However many of the existing Amenity Areas will be redesignated as LGS, where they meet the criteria .)
- Other sites recommended for inclusion as LGS, such as through town and parish council recommendations.

4.3 The Appendix below shows how each of the green spaces was assessed against the LGS criteria in order to demonstrate their suitability for designation.

5.0 Proposed policies on green space in the Consultation Draft Sites and Policies Plan

5.1 The following policy on LGS is proposed in the Plan:

Policy DM 73: Local Green Space

Planning permission will not be granted except in very special circumstances for development affecting a designated Local Green Space as shown on the proposals map and set out in Schedule 5, particularly regarding the characteristics making it special and of significance to the local community, such as its beauty, historic importance, recreational value, tranquillity or richness of wildlife.

5.2 In addition, as the LGS designation is not appropriate for most green areas or open spaces, the Plan includes a generic policy to aid consideration of development proposals affecting undesignated areas of green space:

Policy DM 74: Undesignated Green Space

Within settlements planning permission will not be granted for development that unacceptably affects the value of undesignated green space making a worthwhile contribution to the townscape, character, setting and visual attractiveness of the settlement.

5.3 It is likely that while some existing Amenity Areas are not proposed for redesignation as LGS, and are thus proposed for deletion, they may still be protected under policy DM74.

5.4 People have the opportunity to respond to these policies by making representations on the Consultation Draft Sites and Policies Plan during the consultation period, as indicated above.

Appendix

List of Local Green Space proposed in the Consultation Draft Sites and Policies Plan, with justification for designation

(Designation criteria met are indicated by an x)

Site	Grid Ref (ST)	Beauty	Historic	Recreation	Tranquillity	Wildlife	Written justification
WESTON-SUPER-MARE Grove Park	318 619	x	x	x			Visually very attractive, with landscaped grounds, great importance for recreation, historic interest (Victorian park, grounds of Grove House)
Ashcombe Park	336 620	x	x	x			Visually attractive, important for recreation, historic interest; (park officially opened 1902)
The Italian Gardens/Town Square	318 616	x	x	x			Visually very attractive, with landscaped grounds. Passive recreation (seating).
Ellenborough Park West	319 618	x		x		x	Visually attractive with trees. Wildlife interest (SSSI and Wildlife Site)
Ellenborough Park East	320 608	x		x		x	Visually attractive with trees. Wildlife interest (Wildlife Site)
Clarence Park West	318 601	x	x	x			Attractive traditional park with landscaped grounds and trees. Includes grass bowling greens. Unregistered park or garden
Clarence Park East	319 601	x	x	x			Attractive large grass space with boundary trees, used for cricket etc. Unregistered park or garden
Beach Lawns	Various, eg. 317 603	x		x		x	Long wide areas of grass along sea front. Attractive and important in townscape, for the setting of the seafront buildings. Also important for recreation, including use for events, fairs etc. Wildlife Site
Prince Consort Gardens	309 623	x		x			Ornamental gardens, with grass space, some trees and seating. Very attractive, overlooking Severn Estuary. Unregistered park or garden.
Walford Avenue	371 634	x		x			Attractive area of mainly open grassland with some trees, crossed by cycleways. Breaks up urban fabric. Part of proposed Strategic Gap between St Georges and Weston.
Weston Woods	324 625	x		x		x	Large area of woodland on north side of Weston. Wildlife Site and Local Nature Reserve.
Oldmixon Recreational Ground, south of Coleridge Road and the Youth Centre	329 590	x		x			Grass playing fields fringed by trees, east of Williton Crescent, Weston. Breaks up urban fabric.
Hutton Moor sports fields	337 609	x		x			Community sports fields near the Hutton Moor Sports Centre. Breaks up urban fabric.
Eastfield Park	325 621	x		x			Attractive area of grass and trees, important to street scene and character of area.
Drove Road Recreation Ground	325 608	x		x			Large grassed area including playing fields. Includes some trees. Clearly visible from approach roads into town. Breaks up urban

Site	Grid Ref (ST)	Beauty	Historic	Recreation	Tranquillity	Wildlife	Written justification
							fabric, contributes to townscape.
Baytree Recreation Ground	346 620	x		x			Large grassed area including playing fields. Includes some trees. Clearly visible from roads. Breaks up urban fabric, contributes to townscape.
Castle Batch	361 635	x		x			Large grassed area including playing fields. Includes some trees. Breaks up urban fabric, contributes to townscape. Crossed by public footpaths.
Worle Recreation Ground	358 625	x		x			Large grassed area, with some boundary trees.
Land north of St Andrews Bowls club, south east of Ullswater Close, east of Baildon Crescent	331 598	x		x			Grassed area with some trees. Includes play area. Used for recreation. Breaks up urban fabric. Crossed by paths
Madeira Cove	311 620	x		x			Attractive area of ornamental shrubs and trees overlooking Severn Estuary, used for informal recreation
Land at The Tips, Broadway	327 585	x		x			Grass play area surrounded by woodland. Attractive area, breaks up urban fabric.
Coronation Estate play area	326 592			x			Grassed play area amidst area of housing.
Land adjoining/north east of Windwhistle Lane	325 593	x		x			Includes linear open space alongside cycleway.
Land at Shrubbery Terrace	315 622	x					Attractive grass space with well treed area to south. Unregistered park or garden
Eastfield Park	325 621	x		x			Grass area, well treed area which breaks up urban fabric. Unregistered park or garden
Land at Spring Terrace	344 626	x					Grass area with some boundary trees. Breaks up the urban fabric.
Land at Old Bristol Road	363 626	x					Attractive well treed grass space
Land at Almond Close	362 622	x		x			Grass area, including soccer pitches. Used for recreation. Breaks up urban fabric.
Land to the rear of Willow Gardens, St Georges	375 628	x		x			Grass open space with some boundary trees. Breaks up urban fabric. Includes play area. Used for recreation.
Lynch Farm near Savernake Road	355 633	x		x			Large grass area breaking up urban fabric, numerous trees on boundary. Crossed by public right of way. Includes playing field to north.
Land at Beechmount Drive	329 584	x					Well treed area, particularly visible from Broadway and Beechmount Close. Important for townscape. Breaks up urban fabric and enhances street scene.
Land south of Windwhistle Lane known as Jubilee Park.	323 591	x		x			Large grass area subdivided by footpaths, important for recreation. Breaks up urban fabric and contributes to proposed strategic

Site	Grid Ref (ST)	Beauty	Historic	Recreation	Tranquillity	Wildlife	Written justification
							gap. Large tree groups especially on boundary.
The Potteries Millenium Green	332 609	x		x			Grassed open space partly bounded by trees, crossed by footpaths. Attractive, used for recreation.
Summer Lane, Locking Castle	362 621	x		x		x	Attractive area which includes lake for fishing with lakeside trees and footpaths. Wildlife Site.
Ebdon Grounds	361 639	x		x			Large grassed open space with footpath around. Breaks up urban fabric
Land at Railway Triangle, Locking Castle	348 613	x		x			Attractive, rectangular laid out grassed area, including trees, particularly alongside paths. Includes play area. Breaks up urban fabric
Silverberry Road	363 624	x		x			Fairly large grass area breaking up urban fabric, used for recreation. Numerous trees on boundary.
Cemetery, south of Bristol Road	327 618	x			x		Large cemetery with grass and trees. Helps break up the urban fabric. Tranquil
Fields off Bransby Way, Locking Castle	363 621	x		x			Attractive open space alongside railway, with parallel footpath giving ready access
Plumley Park, Locking Castle	357 617	x		x		x	Attractive open space alongside railway with footpath. Includes small lake, a Wildlife Site,
CLEVEDON Salthouse Fields	398 710	x		x			Iconic fields which help to define the area in this part of Clevedon. Attractive grass space, used for recreation, affording views of estuary.
Wains Hill and Church Hill (Poets Walk)	394 709	x		x	x	x	Very attractive prominent downland, including some treed areas, and cemetery, affording views of estuary. Used for informal recreation, (walking etc). Local Nature Reserve and Wildlife Site
Alexandra Gardens	404 718	x	x	x			Attractive well treed area with more open grassed part to south. Unregistered park or garden. Crossed by footpaths.
Pier Copse	403 718	x	x	x			Attractive grassed but well treed area. Unregistered park or garden.
Herbert Gardens, East of Herbert Rd	406 716	x	x	x			Attractive area well treed on boundaries, including grass tennis courts to south. Unregistered park or garden.
Dial Hill	408 719	x		x			Large prominent area including densely wooded slopes crossed by footpaths, more open at top.
Strawberry Hill	414 716	x		x		x	Large area of woodland crossed by public footpaths. Wildlife Site.
Land at Old Park Road	412 716	x		x		x	Attractive woodland, crossed/bounded by public footpath. Wildlife Site
Land at Green Beach	399 713	x		x			Attractive grassed area with some trees and ornamental gardens overlooking Severn Estuary

Site	Grid Ref (ST)	Beauty	Historic	Recreation	Tranquillity	Wildlife	Written justification
Sunhill Park, Sunnyside Road	404 714	x	x	x			Area of dense trees with more open central area next to Community Centre. , Attractive. Unregistered park or garden.
Land near Highdale Farm	409 713	x	x	x			Large area with dense trees to east, more open to west, crossed by public footpath.
Playground area, Kingston Avenue.	414 709	X		x			Grassed area used for recreation. Breaks up urban fabric. Some boundary trees.
West of Wordsworth Road	402 707	x		x			Grassed area, some boundary trees. Used for recreation. Breaks up urban fabric.
Blind Yeo, along southern edge of Clevedon	414 701	x		x			Largely linear open space alongside River Blind Yeo, but significantly widening alongside M5 to east. Important for townscape, enhancing setting of river.
Playing fields at Southey Road, including The Barn Youth Community Centre	406 708	x		x			Grass playing fields with some boundary trees. Breaks up urban fabric.
Strode Way Recreation Ground	399 704	x		x			Playing fields with boundary trees. Includes play area near Sports Centre.
Land at Newlands Green	409 700	x		x			Grassed area with boundary trees. Breaks up urban fabric.
Land at Crabtree Path	402 699	x		x			Grassed area with some boundary trees. Breaks up urban fabric.
NAILSEA Millenium/Scotch Horn Park	478 707	x		x			Attractive park with landscaped grounds. Includes play area and skateboard park.
Backwell Lake, Nailsea	476 694	x		x		x	Attractive area with lake and surrounding grass and trees. Wildlife Site and Local Nature Reserve.
Land west of Trendlewood Way, near St Francis School	480 700	x		x			Attractive long grass area with some trees. Breaks up urban fabric.
Nowhere Wood, west of Bibury Close	479 701	x		x			Comprises wooded area with public access including former minerals working area in north, and grassed area to south. Used for recreation. Breaks up urban fabric.
Land west of Hawthorn Way	480 708	x		x			Large area of grass south of Blackthorn Way, with scattered trees and tree group. Attractive, breaks up urban fabric.
Land to the west of Trendlewood Way, opposite Cedar Close	481 708	x		x			Long area of grass with scattered trees and tree group. Attractive, breaks up urban fabric.
Land north of Chelvey Rise	481 700	x		x			Long area of grass and trees, attractive. Also breaks up urban fabric.
Turnbury Avenue	484 701			x			Linear space on south east edge of Nailsea used for recreation.
PORTISHEAD	464	x	x	x			Very attractive grassed area with lake and

Site	Grid Ref (ST)	Beauty	Historic	Recreation	Tranquillity	Wildlife	Written justification
Lake Grounds	770						trees, grassed pitch, with views of adjoining Severn Estuary. Unregistered park or garden
Eastwood and Battery Point	467 775	x		x		x	Battery Point is attractive downland adjoining Severn Estuary, Eastwood is the adjoining woodland to east, crossed by public footpaths. Local Nature Reserve and Wildlife Site.
Central Park, Port Marine	472 772	x		x			Attractive landscaped grassed area with ornamental gardens. Breaks up urban fabric
Land at Newhaven Road	439 756	x		x			High lying area of grass open space fronting sloping woodland to north, with attractive views towards Severn Estuary. Includes small play area, with linking path.
Woodhill between Pier Road and Woodhill Park	468 773	x					Attractive wooded area. Helps break up urban fabric.
Welly Bottom	463 765	x		x			Long area of mixed woodland and grassed open space, crossed by public footpaths. Attractive, breaks up urban fabric. Within Conservation Area.
Land north of Nore Road, west of Glenwood Rise	446 762	x		x			Attractive grassed open space with Fenney Pool on north side, overlooking Severn Estuary. Woodland crossed by public footpath to south.
Portishead Golf Course, including Kilkenny Fields	460 768	x		x			Attractive downland on east side, with rough grassland to west, all sloping down to Severn Estuary with views of that. Golf course is only at west part of site. Bounded and crossed by public footpaths.
Land at Blackdown Road	455 763	x		x			Long grassed area including playing pitch, high lying between residential areas, with views of Severn Estuary. Breaks up urban fabric. Crossed by public footpath.
Land at The Vale	475 761	x		x			Landscaped grassed open space with trees and pond. Attractive, breaks up urban fabric.
Land at Fitzroy Circus, Ashlands, Portishead	477 766	x		x			Attractively laid out open space, with young trees, breaks up urban fabric
Linnet Gardens, The Finches, Ashlands, Portishead	479 766	x		x			Attractively laid out, elongated open space, with young trees, breaks up urban fabric
Land at Stonechat Green, Ashlands, Portishead	480 768	x		x			Attractively laid out open space, with young trees and playground, breaks up urban fabric
SERVICE VILLAGES							
Farleigh Fields, Backwell	493 685	x		x			Fields uniquely located, surrounded by development at Backwell. Break up urban fabric.
Land west of Rowan Way Churchill	451 603	x		x			Attractive grass space with trees, used for informal recreation. Breaks up urban fabric.
Congresbury Millennium Green	438 638	x		x			Attractive grass space alongside river, with some mature trees on boundary. Includes public footpaths, and used for informal recreation.
St Andrews Church,	436	x		x	x		Grounds to church, including church,

Site	Grid Ref (ST)	Beauty	Historic	Recreation	Tranquillity	Wildlife	Written justification
Congresbury	637						churchyard and land to east of church descending towards Broad Street, owned by Diocese. All attractive and important to setting of church.
Kent Road Gardens, Congresbury	441 642	x		x			Attractive grassed area with trees and seating
Yew Tree Gardens, Easton in Gordano/Pill	521 759	x		x			Grassed open space, bounded by hedgerows and trees. Includes playing pitch and play area. Attractive, breaks up urban fabric.
Crockern Pill, Easton in Gordano/Pill	525 759	x	x	x			Grassed open space with some boundary trees, adjoining and affording views onto the historic pill, (which has been used by mariners since before the C15th), and River Avon estuary. Attractive stone walls. Also breaks up urban fabric.
Watchhouse Hill, Easton in Gordano/Pill	527 759	x		x			Attractive area including grassland crossed by paths (including Public Right of Way) and woodland, adjoining the River Avon estuary.
Victoria Park, Pill	525 758	x		x			Attractive grass area with trees. Breaks up urban fabric.
Gardeners Walk, Long Ashton	546 702	x		x			Grassed area fringed by trees. Helps break up urban fabric.
Open space by village hall, Long Ashton	536 703			x			Grassed community open space used for recreation
Land to rear of Winscombe Fire Station	419 578	x		x			Grass space with trees to boundary.
Winscombe Millennium Green	418 578	x	x	x			Attractive grass space flanked by trees, used for community events, informal recreation. Historic interest by association with railway walk; (line of railway opened 1869 but rail use discontinued in 1963 following Beeching report).
Play area off Church Walk, Wrington	469 626	x		x			Attractive grass space with tree groups, play area
Wrington Hill, Wrington	475 631			x		x	Woodland with site of former quarry, used for informal recreation. Wildlife Site.
INFILL VILLAGES							
Claverham Playground, Broadcroft Close, Claverham	445 660			x			Grass space with play area, some boundary trees. Used for recreation.
Locking Green, Locking	364 598	x		x			Grassed open space including and bounded by trees. Includes play area. Attractive, breaks up urban fabric, and a central recreational facility in the village.
Donkey Field, Uphill	318 589	x				x	Locally well known attractive grassed area with trees, woodland to rear. Wildlife site.
Uphill Recreation Ground	319 587	x		x			Attractive grass space with boundary trees. Includes play area and seating. Breaks up urban fabric.
Uphill Hill, Uphill	316 584	x	x	x		x	Attractive hill, grassland crossed by footpaths, topped by St Nicholas's Church, a listed building. Site is a Natura 2000 site (of international importance for wildlife)



For further information please contact

Planning Policy and Research

North Somerset Council, Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ

E-mail: planning.policy@n-somerset.gov.uk

Telephone: 01934 426 177