

IPPLEPEN NEIGHBOURHOOD PLAN

Local Green Space Assessment



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What are Local Green Spaces?

Local Green Space designations were introduced through the Localism Act 2011 to enable communities, particularly through their neighbourhood plans, to identify specific areas which have been highlighted as particularly important to be retained and safeguarded.

Areas identified and designated through a 'Made' Neighbourhood Plan as Local Green Spaces will be conferred a special planning designation which seeks to safeguard these areas for their current use, this protection is consistent with that of the national Green Belt designation.

Local Green Spaces often comprise recreational grounds, allotments, cemeteries, wildlife areas, play areas, with many more examples.

What qualifies as a Local Green Space?

Local Green spaces should be identified through neighbourhood plan or local plan preparation and each space must be based on an assessment of the sites value and importance to the local community.

The National Planning Policy Framework (NPPF) paragraph 100 sets out the criteria to which a local green space must meet, as follows:

A local green space 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 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

Community Engagement



The sites were initially collated by the neighbourhood plan steering group based on community feedback on the value and importance of their play and recreational spaces to their quality of life.



A shortlist was prepared and evidence collected on their size and proximity to the community, the spaces special qualities and a summary of why the areas are considered of particular local importance.

The five identified local green spaces were mapped with their qualities identified and presented to the local community at the community engagement event at Ipplepen Village Hall on 18th September 2019.

Attendees were asked to review the currently identified spaces and identify any concerns, inaccuracies or additional sites for consideration as part of Neighbourhood plan preparation. Orley Common was raised as potential additional site but this stands outside the parish of Ipplepen and cannot therefore be included. The selected sites were supported in their area and reasons for designation.


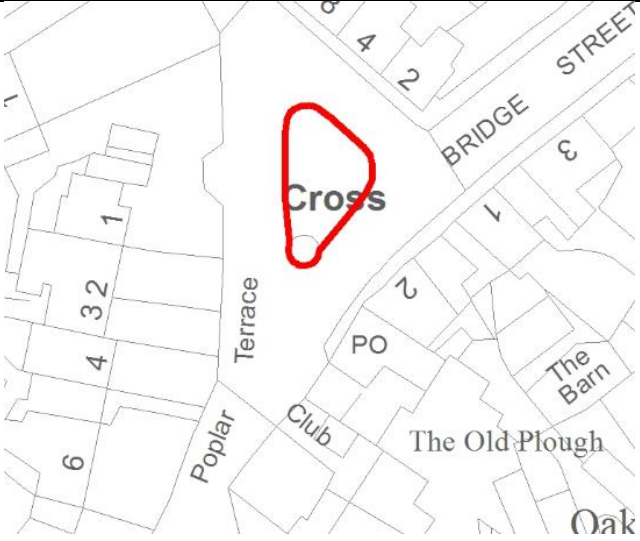
Local Green Space Assessment Tables

LGS1: Ipplepen Allotments				
	Is the area an extensive tract of land?	Area	Response	
		7,335 Sq.m 0.7 ha	No- Two small adjoining land parcels	
	Does the site stand in close proximity to the community it serves?	Distance from closest edge of village (m)	Response	
		Less than 50m	Yes- Site stands directly adjacent the Recreation ground, a short distance from the rear of residential properties.	
	Demonstrably Special for its:	Beauty	No	
		Historical Significance	No	
		Recreation Value	Yes	This is the village's only allotment site providing local growing opportunities to residents.
		Richness in Wildlife	No	
		Tranquillity	No	
	Is the area considered of particular local importance?	Yes for its general recreational opportunities it affords to residents. The space enables residents to grow their own food, exercise and socialise.		

LGS2: Ipplepen Cricket & Football Pitches				
	Is the area an extensive tract of land?	Area	Response	
		40,618 sq.m 4 hectares	No- Whilst the area is large its size directly relates to the sporting requirement of these pitches. The area is contained by boundary hedging with good visibility across the site.	
	Does the site stand in close proximity to the community it serves?	Distance from closest edge of village (m)	Response	
		Approx. 350m	Site stands a five minute walk from the northern settlement edge which is considered reasonable when accounting for its need for a large area of space to play.	
			Yes/No	Comments/Evidence
	Demonstrably Special for its:	Beauty	No	
		Historical Significance	No	
		Recreation Value	Yes	This is Ipplepen's primary sporting facility
		Richness in Wildlife	No	
		Tranquillity	No	
	Is the area considered of particular local importance?	Yes for its sporting and recreational opportunities it affords to residents of Ipplepen. It is also the home of Ipplepen Athletic Football Club and Ipplepen Cricket Club.		

LGS3: Ipplepen Recreation Ground	Is the area an extensive tract of land?	Area	Response	
Does the site stand in close proximity to the community it serves?	Distance from closest edge of village (m)	17,322 sq.m 1.7 ha		
	0m	Site stands directly adjacent the western settlement boundary		
		Yes/No	Comments/Evidence	
Demonstrably Special for its:		Beauty	No	
		Historical Significance	No	
		Recreation Value	Yes	This is the village's primary recreational resource including playfield, playground, skatepark, tennis courts and bowling green.
		Richness in Wildlife	No	
		Tranquillity	No	
Is the area considered of particular local importance?		This area is considered the most important area of open space in the parish as it provides the central communal area for play, sport, recreational activities and community events such as the annual summer fete.		

LGS4: Tremlett Grove Play Area			
Is the area an extensive tract of land?	Area	Response	
	787 sq.m 0.07 hectare	No- It is a small play area	
Does the site stand in close proximity to the community it serves?	Distance from closest edge of village (m)	Response	
	Approx. 350m	Site stands a five minute walk from the northern settlement edge which is considered reasonable when accounting for its need for a large area of space to play.	
		Yes/No	Comments/Evidence
Demonstrably Special for its:	Beauty	No	
	Historical Significance	No	
	Recreation Value	Yes	This is the play area which directly relates a small residential estate.
	Richness in Wildlife	No	
	Tranquillity	No	
Is the area considered of particular local importance?	Yes the site is a valuable play area for local children.		

LGS5: War Memorial			
	Is the area an extensive tract of land?	Area	Response
		129.4 sq.m 0.0129 ha	No- a small pocket of land in the centre of the village
	Does the site stand in close proximity to the community it serves?	Distance from closest edge of village (m)	Response
		0m	Stands within the centre of the old village
		Yes/No	Comments/Evidence
	Demonstrably Special for its:	Beauty	No
		Historical Significance	Yes A Grade II listed structure which memorialises those who fell during the two world wars.
		Recreation Value	No
		Richness in Wildlife	No
		Tranquillity	No
	Is the area considered of particular local importance?	This is a grade II listed structure with surrounding hardstanding located in the centre of the old village which provides the connection between villagers and those who lost their lives during the world wars. It stands as a monument to Ippepen's contribution to the World Wars.	

Summary & Draft Local Green Space Policy

The Local Green Space Assessment has identified five local green spaces for designation within the Ipplepen Neighbourhood plan.

The spaces are all publicly accessible areas which stand within a relatively easy walking distance from the community it serves. They all serve an important community function through the provision of play space, recreational space for informal and formal games and sports and community events or the provision of growing opportunities.

The extent and number of local green spaces identified complements and supports sustainable development identified through the neighbourhood plan and will ensure new residents of proposed development in the village have access to these important spaces.

Draft Local Green Space Policy

The following areas have been designated as Local Green Spaces as indicated on map ?

LGS1: Ipplepen Allotments

LGS2: Ipplepen Football and Cricket Pitches

LGS3: Ipplepen Recreation Ground

LGS4: Tremlett Grove Play Area

LGS5: War Memorial

Development on Local Green Spaces will only be supported where it preserves and enhances its special qualities and reason for designation.

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