

Charlton Neighbourhood Plan Local Green Spaces Assessment

Evidence Base Document

June 2019 (revised Nov 2019)



Introduction

This report has been prepared to accompany, the “pre-submission” version of the Charlton Neighbourhood Plan. This report sets out the conclusions of the NDP’s Steering Group, appointed by Charlton Parish Council, as to which sites should be designated as Local Green Spaces and the reasons for doing so. It follows the assessment by the NDP Steering a number of potential Local Green Space sites within the Parish, and takes account of the responses received during pre-submission consultation on the list of sites originally proposed.

This work has been reviewed independently by Bluestone Planning LLP.

Reason for Assessment

During the evidence gathering consultations for the Neighbourhood Plan residents raised a number of issues.

Specifically, it was highlighted that parishioners wished to:

Protect the rural character of the village and maintain Local Green Spaces

Within the Neighbourhood Plan, Policy CNP12 relates to green spaces which have been identified as important to residents. These spaces are valued by villagers and development will only be supported that would improve access to or enhance the use of such spaces provided that the integrity of the spaces remains intact.

Whilst it is acknowledged that some of the areas are already protected by virtue of their recreational value, these have been assessed for completeness.

National Planning Policy Framework

In order for a site to qualify for designation as a Local Green Space, it must meet each of the criteria set out in paragraphs 99 to 101 of the National Planning Policy Framework (NPPF), 2019 set out details on Local Green Space designation. These require that the green space in question:

- is 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)
- is local in character and not an extensive tract of land.

A number of sites were originally considered for potential designation as Local Green Spaces. Those then proposed for designation fell into one (or more) of four distinct categories:

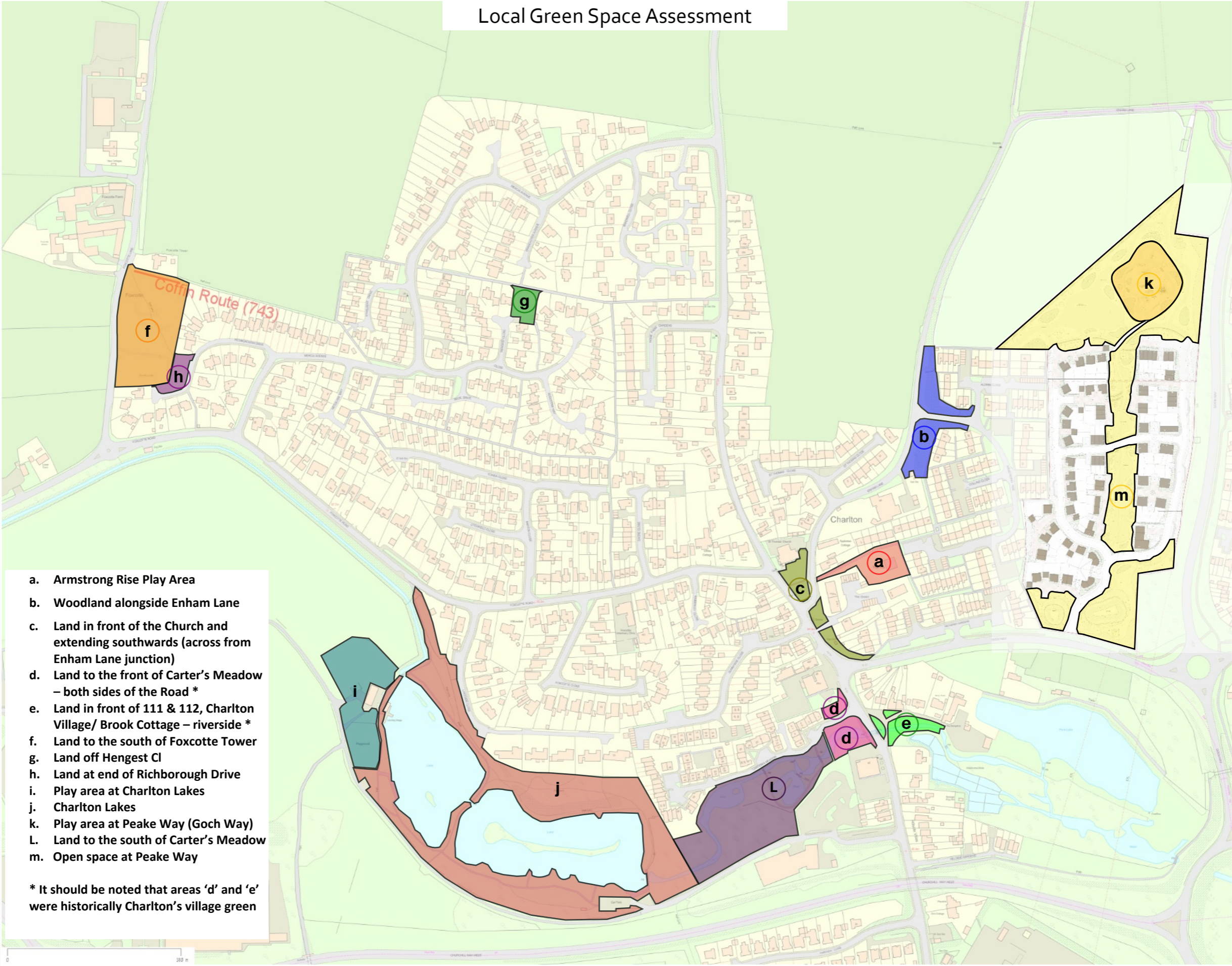
- those (generally small) areas of Charlton's "built environment" which are considered most vital to its open, rural feel;
- those sites used for sports and other recreational activities;
- those on the immediate periphery of the settlement with public access and in regular use by those on foot; and
- those which (without necessarily offering public access) fulfil a specific function to the local community, that is reflected in the aspirations and policy objectives of the emerging Neighbourhood Plan.

Of these, the follow areas have been assessed in further detail:

- LG-A Armstrong Rise Play Area
- LG-X1 Land adjacent to the parking area on Armstrong Rise
- LG-B Woodland alongside Enham Lane
- LG-C Land in front of the Church and extending southwards (across from Enham Lane junction)
- LG-D Land to the front of Carters Meadow – both sides of junction
- LG-E Land in front of 111 & 112, Charlton Village/ Brook Cottage etc – riverside
- LG-F Land to the south of Foxcotte Tower
- LG-G Land off Hengst Cl
- LG-X2 Land at entrance to Mercia Cl
- LG-H Land at end of Richborough Drive
- LG-X3 Sports Pitches/ Facilities at Leisure Centre
- LG-I Play area at Charlton Lakes
- LG-J Charlton Lakes
- LG-K Play area at Peake Way
- LG-L Land to the east of Charlton Lakes/ south of Carter's Meadow
- LG-M Open Space at Peake Way
- LG-X4 Verge/ Land at Junction of Home Farm Gardens
- LG-X5 Verge/ Land at junction of Charlton Village with Goch Way
- LG-X6 Verge/ Land alongside Goch Way
- LG-X7 Land at Charlie's/ Peril Lake

Set out below is a summary assessment as to whether it is considered these spaces meet the criteria established in the NPPF for Local Green Spaces with a conclusion as to whether it should therefore be designated.

Local Green Space Assessment



Charlton Neighbourhood Plan Local Green Spaces Assessment

	Name of site (as popularly known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community					NPPF 3 - Extensive Tract of land?	Ownership - Owner aware?	Is this site allocated for any other use (yes/no)	Public access	Recommendation	Comments
			Beauty/ Amenity value (yes/no)	Recreation (yes/no)	Historical (yes/no)	Tranquillity (yes/no)	Wildlife (yes/no)						
LG-A	Armstrong Rise Play Area	Y	Y	Y	N	N	N	N	Y	N	Y	DESIGNATE	
LG-X1	Land adjacent to the parking area on Armstrong Rise	Y	N	Y	N	N	N	N	Y	N	Y	NOT DESIGNATED	Area not considered to be sufficient size or safe to support a recreational function
LG-B	Woodland alongside Enham Lane	Y	Y	N	N	N	Y	N	Y	N	Y	DESIGNATE	
LG-C	Land in front of the Church and extending southwards (across from Enham Lane junction)	Y	Y	N	Y	N	N	N	Y	N	Y	DESIGNATE	
LG-D	Land to the front of Carter's Meadow (both sides of road) * part of former village green	Y	Y	N	Y	N	Y	N	Y	N	N	DESIGNATE	
LG-E	Land in front of 111 & 112, Charlton Village * part of former village green	Y	Y	Y	Y	Y	Y	N	Y	N	PART	DESIGNATE	
LG-F	Land to the south of Foxcotte Tower	Y	Y	Y	Y	Y	Y	N	Y	N	Y	DESIGNATE	
LG-G	Land off Hengest Cl	Y	N	Y	N	N	N	N	Y	N	Y	DESIGNATE	provides a valuable space in an area with little informal recreation
LG-X2	Land at entrance to Mercia Close	Y	N	N	N	N	N	N	N	N	Y	NOT DESIGNATED	Steep roadside verge embankment
LG-H	Land at end of Richborough Drive	Y	Y	Y	N	N	N	N	Y	N	Y	DESIGNATE	
LG-X3	Sports Pitches/ Facilities at Leisure Centre	Y	N	Y	N	N	N	Y	Y	Y	Y	NOT DESIGNATED	An extensive tract of land already covered by other protection
LG-I	Play area at Charlton Lakes	Y	Y	Y	N	N	N	N	Y	N	Y	DESIGNATE	
LG-J	Land Surrounding Charlton Lakes	Y	Y	Y	Y	Y	Y	N*	Y	N	Y	DESIGNATE	* Only if the lakes themselves are not taken into account

	Name of site (as popularly known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community					NPPF 3 - Extensive Tract of land?	Ownership - Owner aware?	Is this site allocated for any other use (yes/no)	Public access	Recommendation	Comments
			Beauty/ Amenity value (yes/no)	Recreation (yes/no)	Historical (yes/no)	Tranquillity (yes/no)	Wildlife (yes/no)						
LG-K	Play area at Peake Way (Goch Way)	Y	Y	Y	N	N	N	N	Y	N	Y	DESIGNATE	
LG-L	Land to the east of Charlton Lakes/ south of Carter's Meadow	Y	Y	N	Y	Y	Y	N	Y	N	N	DESIGNATE	
LG-M	Open Space at Peake Way	Y	Y	Y	N	N	N	N	Y	N	Y	DESIGNATE	although a large area of land, the open space is essential to the setting of the new development
LG-X4	Verge/ Land at Junction of Home Farm Gardens	Y	Y	N	N	N	N	N	Y	N	Y	NOT DESIGNATED	Roadside verge which has a number of mature trees, which may warrant individual protection
LG-X5	Verge/ Land at junction of Charlton Village with Goch Way	Y	N	N	N	N	N	N	Y	N	Y	NOT DESIGNATED	Small roadside verge
LG-X6	Verge/ Land alongside Goch Way	Y	Y	N	N	N	N	Y	Y	N	Y	NOT DESIGNATED	Extensive roadside verge which has a number of mature trees, which may warrant individual protection
LG-X7	Land at Charlie's/ Peril Lake	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	NOT DESIGNATED	An extensive tract of land. Land has planning permission for a fishing lake, whilst parts of the lake could be designated, LGS designated could interfere with business use.

A) Armstrong Rise Play Area

Photographs of site



NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- The site is located in a central location in front of the houses located off Armstrong Rise and accessed via public paths. It is situated such that it serves as a formal play area and small area of open space and is accessible to a large number of family dwellings in this area.

NPPF Criteria 2: The designation should only be used where the green area 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.

- The land is within Council ownership
- Is the owner aware of the potential designation? Yes
- It has significant recreational value as set out above, this is particularly important to those properties nearby which have smaller than average areas of amenity space.
- Evidence of need or importance? Important to local residents as equipped areas of play are not well represented in Charlton.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The area in question is small scale and local in character. It has a defined boundary, which is easily visible and clear to the users of the space highlighted.
- Area of proposed site: 1585 m²



Planning History

Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space? 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

Conclusion

To be designated.

X1) Land adjacent to the parking area on Armstrong Rise

Photographs of site



NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- The site is a large grass area to the front of properties on Armstrong rise.

NPPF Criteria 2: The designation should only be used where the green area 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.

- The land is within Council ownership
- Is the owner aware of the potential designation? Yes
- This area is not considered to be of sufficient size to support a recreational function and would provide only limited play space, which is not enclosed nor safe due to its proximity to moving vehicles. It has no local significance other than to enhance the setting of properties in this area. It has no significant recreational value, ecological or historic significance as set out above.
- Evidence of need or importance? Not of sufficient scale to be of important

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The area in question is small scale and local in character. It has a defined boundary, which is easily visible and clear to the users of the space highlighted.
- Area of proposed site: 376.5 m²



Planning History

Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space? 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

Conclusion

Does not meet all criteria – therefore not to be designated.

B) Woodland alongside Enham Lane

Photographs of site



NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- The site is located on Enham Lane on the edge of the extent of built form of Charlton.

NPPF Criteria 2: The designation should only be used where the green area 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.

- The land is within Council ownership
- Is the owner aware of the potential designation? Yes
- Evidence of need or importance?
- The land is two areas of significant maintained roadside verges/ embankments which are populated with mature trees. This area is not considered to be appropriate to support a recreational function due to the siting and steeply sloping nature of the site. It offers a local significance in terms of landscape amenity value, adding to the enhancement of this part of the village. It has no significant historic significance, but may hold some ecological value due to the age of the trees and proximity to the countryside beyond.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The area in question is small scale and local in character. It has a defined boundary, which is easily visible and clear to the users of the space highlighted.
- Area of proposed site: 3122 m²



Planning History

Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space? 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

Conclusion

To be designated.

C) Land in front of the Church and extending southwards (across from Enham Lane junction)

Photographs of site



NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- The site is located at the junction of Enham Lane and Hatherden Road in front of the church in the centre of Charlton. It extends southwards beyond the junction of the aforementioned roads.

NPPF Criteria 2: The designation should only be used where the green area 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.

- The land is privately owned
- Is the owner aware of the potential designation? Yes
- The land is two areas of significant maintained roadside verges which are populated with mature trees and a number of community elements that are important to the community including an original red telephone box, bus shelter and Millennium stone landmark.
- Evidence of need or importance?
- This area is not considered to be appropriate to support a recreational function due to the size and adjacent to road junctions. It offers a local significance in terms of landscape amenity value, adding significant enhance to the enhancement of this more historic part of the village. In particular it also provides cumulative importance when combined with land enclosed to the front of the church. It has historic significance, in that this area of the village has remained as a central open space and was formally seen as part of a wider village green area with areas d) and e), as can be seen on historic mapping.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The area in question is small scale and local in character. It has a defined boundary, which is easily visible and clear to the users of the space highlighted.
- Area of proposed site: 1494 m²



Planning History

Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space? 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

Conclusion

To be designated.

D) Land to the front of Carters Meadow – both sides of junction

Photographs of site



NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

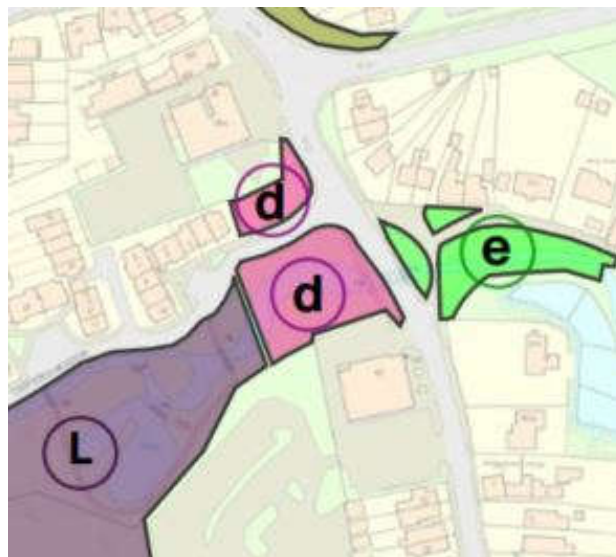
- The site is located at the alongside Hatherden Road and either side of the junction of Carters Meadow and features the River Anton. It is sited in the centre of the village.

NPPF Criteria 2: The designation should only be used where the green area 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.

- The land is privately owned
- Is the owner aware of the potential designation? Yes
- Evidence of need or importance?
- The land in question is a large riverside green space populated with a diverse mix of mature trees. This area is considered to be appropriate to support a recreational function due to the access to riverside walks. It offers a local significance in terms of landscape amenity value, adding significant enhancement to the centre of the village. In particular it also provides cumulative importance when combined with land on the opposite side of Hatherden Road (see area e) below).

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The area in question is small scale and local in character. It has a defined boundary, which is easily visible and clear to the users of the space highlighted.
- Area of proposed site: 1725 m²



Planning History

Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space? 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

Planning History

Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space? 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? Yes

Conclusion

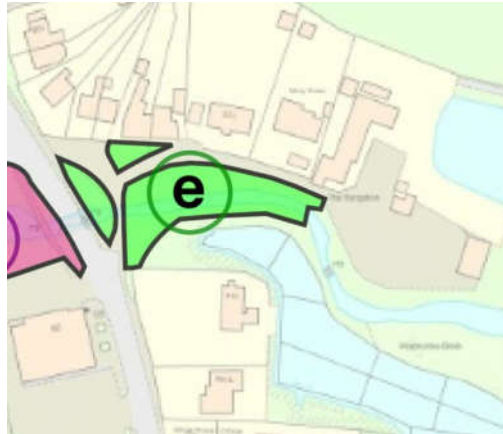
To be designated.

Note that this area could potentially be combined with Area 6 below

E) Land in front of 111 & 112, Charlton Village/ Brook Cottage – riverside

Photographs of site





NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- The site is located at the alongside Hatherden Road stretching eastwards in front of nos. 111 and 112 Charlton Village and features the River Anton. It is sited in the centre of the village (opposite LGS5 above).

NPPF Criteria 2: The designation should only be used where the green area 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.

- The land is in private ownership
- Is the owner aware of the potential designation? Yes
- Evidence of need or importance?
- The land in question is a large riverside green space populated with a diverse mix of mature trees. This area is considered to be appropriate to support a recreational function due to the access to riverside walks. It offers a local significance in terms of landscape amenity value, adding significant enhancement to the centre of the village. In particular it also provides cumulative importance when combined with land on the opposite side of Hatherden Road. Furthermore, it has historical significance as the setting to the aforementioned properties, which are Grade II listed. It has always been an important focal feature for the centre of the village and features on numerous historic maps and photographs.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The area in question is small scale and local in character. It has a defined boundary, which is easily visible and clear to the users of the space highlighted.
- Area of proposed site: 1537 m²

Planning History

Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space? 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

Conclusion

To be designated.

Note that this area could potentially be combined with Area 5 above

F. Land to the south of Foxcotte Tower

Photographs of site



NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

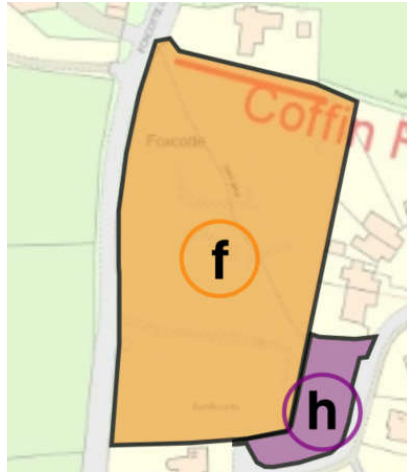
- The site is located to the south of Foxcotte Tower on the western edge of the village. It is sited adjacent to but in a different ownership to that of the amenity grassed area at Richborough Drive (see assessment below).

NPPF Criteria 2: The designation should only be used where the green area 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.

- The land is privately owned
- Is the owner aware of the potential designation? X
- Evidence of need or importance?
- The land is a Scheduled Ancient Monument, being the eastern part of the site of Foxcott (historic spelling) deserted medieval village.
- According the Domesday survey of 1086, the estate of Foxcotte was held as two manors: one of them was the now deserted settlement of Foxcott. its south end was bounded by the Portway Roman road and it was crossed both by the River Anton and the Harroway, an ancient trackway.
- Excavations took place from 1979-81 as part of the Test Valley Archaeological Committee Medieval Project, which highlighted Mesolithic, Bronze Age, Roman, and Saxon remains in addition to buildings dating to the 13th to 14th centuries onwards. A number of documents exist, included an estate map from 1614. The settlement declined during Victorian times and only the farm buildings and tower as remains today exist.
- This area is considered to be appropriate to support a significant historic function, due to its status and the wealth of associated historical information associated. Today, it also provides a recreational function due to the informal access across the site which links into footpath 743, known as the Coffin Way . It also offers a local significance in terms of the setting to the Grade II listed Foxcotte Tower to the northwest. There is also potential for ecological value due to the mature tree screen to the west, alongside Foxcotte Lane and individual specimen trees interspersed within the site.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The area in question is not small scale, but reflects the boundary of the SAM on this eastern side of Foxcotte Lane. It has a defined boundary, which is easily visible and clear to the users of the space highlighted.
- Area of proposed site: 7079 m²



Planning History

Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space? 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? Yes

Conclusion

To be designated.

Potentially could be combined with the land at end of Richborough Drive (see LGS 10 below)

G. Land off Hengest Close

Photographs of site



NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- The site is located in a central location to the northeast of dwellings in Hengest Close. It is also accessible via public paths from Brancaster Avenue. It is situated such that it serves as an informal play area and kickabout space and is accessible to a large number of family dwellings in this area.

NPPF Criteria 2: The designation should only be used where the green area 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.

- The land is within Council ownership
- Is the owner aware of the potential designation? Yes
- Evidence of need or importance?

It has significant recreational value as set out above, this is particularly important to those properties nearby as a communal amenity space for informal recreation. This is made more important by virtue of the fact that other than formal sports pitches to the south at Charlton Leisure Centre, there is no other informal kick about space available elsewhere in Charlton.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The area in question is small scale and local in character. It has a defined boundary, which is easily visible and clear to the users of the space highlighted.
- Area of proposed site: 816.2 m²



Planning History

Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space? 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

Conclusion

To be designated.

X2. Land at entrance to Mercia Close

Photographs of site



NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- The site is a large grass embankment area to the front of properties on Mercia Close with the junction with Hatherden Road.

NPPF Criteria 2: The designation should only be used where the green area 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.

- The land is within Council ownership
- Is the owner aware of the potential designation? Yes
- Evidence of need or importance?
- This area is not considered to be of sufficient size to support a recreational nor is it appropriate or safe due to steep embankment and its proximity to moving vehicles. It has no local significance other than to enhance the setting of properties in this area. It has no significant recreational value, ecological or historic significance as set out above.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The area in question is small scale and local in character. It has a defined boundary, which is easily visible and clear to the users of the space highlighted.
- Area of proposed site: 1156 m²



Planning History

Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space? 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

Conclusion

Does not meet all criteria – therefore not to be designated.

H) Land at end of Richborough Drive

Photographs of site



NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- The site is located to the southeast of the potential LGS site south of Foxcotte Tower on the western edge of the village adjacent to properties in Richborough Drive. It is sited adjacent to but in a different ownership to that of the Scheduled Ancient Monument.

NPPF Criteria 2: The designation should only be used where the green area 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.

- The land is within Council ownership
- Is the owner aware of the potential designation? Yes
- Evidence of need or importance?
- The land is not formally part of the Scheduled Ancient Monument of Foxcott deserted medieval village, but is contiguous with the south-eastern boundary, although there is no physical boundary between the sites.
- Although the maintained grass area is in contrast to the unmanaged SAM, the site is considered to be an extension of the adjacent site and to further enhance the LGS 7 as described above.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The area in question is small scale, could be added to the LGS 7 site. Overall, it has a defined boundary, which is easily visible and clear to the users of the space highlighted.
- Area of proposed site: 728.2 m²



Planning History

Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space? 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

Conclusion

To be designated - combined with the land south of Foxcotte Tower (see LGS 7 above).

X3) Sports Pitches/ Facilities at Leisure Centre

Photographs of site



NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

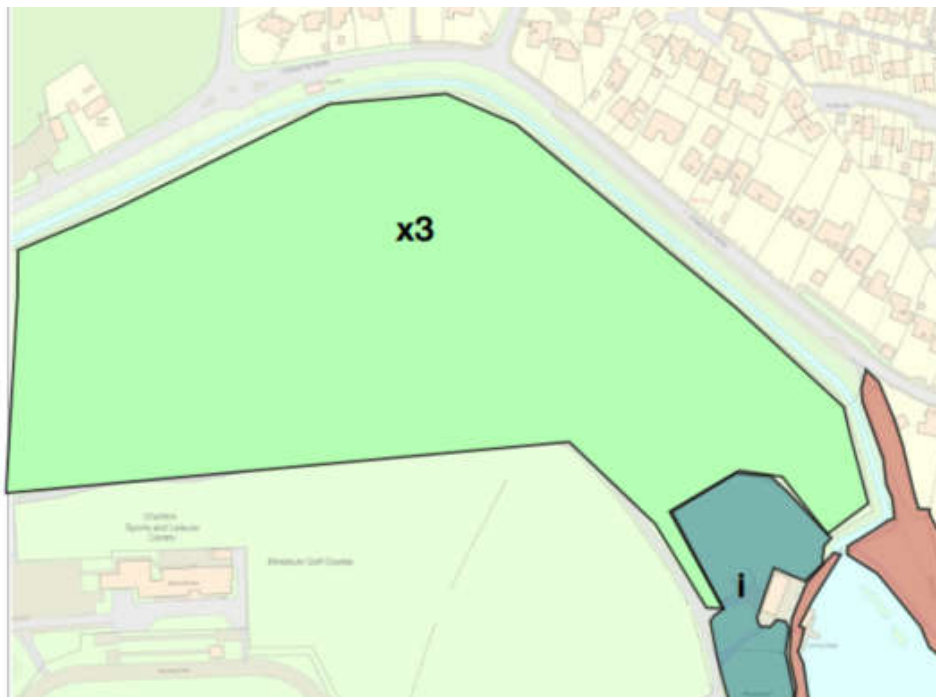
- The site are the formal sports pitches and facilities at the leisure centre. They are located adjacent to the residential area along Foxcotte Road.

NPPF Criteria 2: The designation should only be used where the green area 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.

- The land is within Council ownership
- Is the owner aware of the potential designation? Yes
- Evidence of need or importance?
- As formal sports pitches they are covered by other policies and designations which afford an appropriate level of protection.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The area in question is large scale and would be considered an extensive tract of land
- Area of proposed site: x



Planning History

Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space? 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? Yes

Conclusion

Does not meet all criteria – therefore not to be designated.

i) Play area/ Pavilion at Charlton Lakes

Photographs of site



NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- The site is adjacent to the formal sports pitches and facilities at the leisure centre. They are located in close proximity to and can be accessed via Foxcotte Road and Lakeside Close. It is easily accessible to a large number of families.

NPPF Criteria 2: The designation should only be used where the green area 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.

- The land is within Council ownership
- Is the owner aware of the potential designation? Yes
- Evidence of need or importance?
- It has significant recreational value as set out above, this is particularly important to those properties nearby which have smaller than average areas of amenity space.
- Evidence of need or importance? Important to local residents as equipped areas of play are not well represented in Charlton.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The area in question is small scale and local in character. It has a defined boundary, which is easily visible and clear to the users of the space highlighted.
- Area of proposed site: 6060 m²



Planning History

Is there currently a planning application for this site? If permitted/allocated, could part of the overall site still be used as a Green Open Space? 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

Conclusion

To be designated

j) Land immediately surrounding Charlton Lakes

Photographs of site





NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- The site is adjacent to the play area and formal sports pitches and facilities at the leisure centre. They are located in close proximity to and can be accessed via Foxcotte Road and Lakeside Close. It is easily accessible to a large number of families both within the parish and beyond.

NPPF Criteria 2: The designation should only be used where the green area 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.

- The land is within Council ownership
- Is the owner aware of the potential designation? Yes
- Evidence of need or importance? It has significant recreational value as set out above. It provides a valuable visual and recreational amenity space to the entire parish.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The area in question is large scale if the lakes themselves are included. In this instance it is proposed to only include the area immediately adjacent to the lakes. This area is local in character and has a defined boundary, which is easily visible and clear to the users of the space highlighted.
- Area of proposed site: 2.3 hectares



Planning History

Is there currently a planning application for this site? No

If permitted/allocated, could part of the overall site still be used as a Green Open Space? Yes

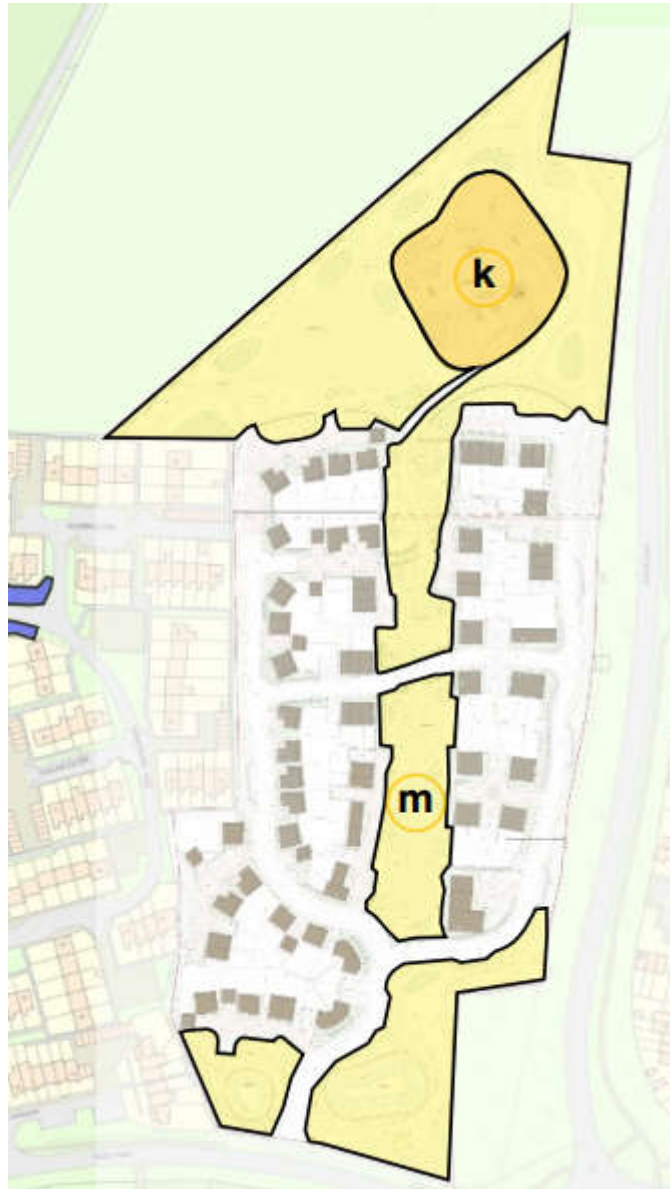
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space? Yes

Conclusion

To be designated

k) Play area at Peake Way and m) open space at Peake Way

Photographs of site – not available at present



NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- The site is adjacent to the new housing development at Peake Way and currently under construction. It is easily accessible to a large number of families.

NPPF Criteria 2: The designation should only be used where the green area 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.

- The land is within private ownership
- Is the owner aware of the potential designation? Yes
- Evidence of need or importance?
- It has significant recreational value this is particularly important to those properties nearby which have more limited access to local play areas and informal open space.
- Evidence of need or importance? Important to local residents as equipped areas of play are not well represented in Charlton. The informal open space is an important area to this new housing development and acts as a focal feature.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The area in question is small scale and local in character. It has a defined boundary, which is easily visible and clear to the users of the space highlighted.
- Area of proposed site: 1.151 hectares

Planning History

Is there currently a planning application for this site? No

If permitted/allocated, could part of the overall site still be used as a Green Open Space? Yes

Is the site allocated for development in the Local or Neighbourhood Plan? No

If allocated, could part of the overall site still be used as a Green Open Space? yes

Conclusion

To be designated

L) Land to the east of Charlton Lakes

Photographs of site

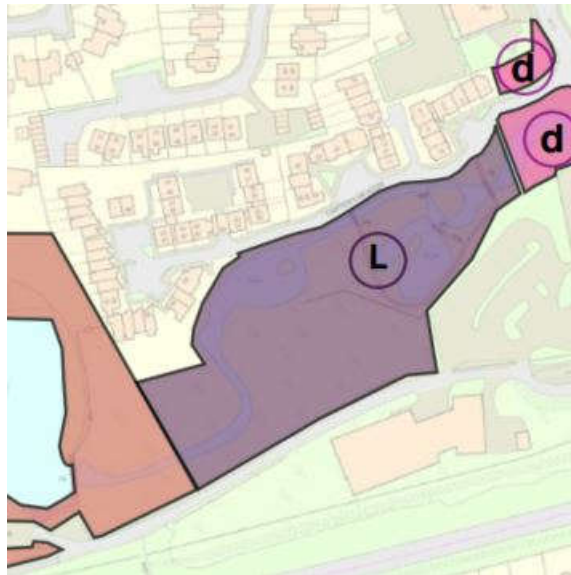


NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- The site is adjacent to the formal sports pitches and facilities at the leisure centre. It is located in close proximity to and can be accessed via Carters Meadow and public rights of way.

NPPF Criteria 2: The designation should only be used where the green area 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.

- The land is within Council ownership
- Is the owner aware of the potential designation? Yes
- Evidence of need or importance?
- It has significant ecological value and visual amenity, this is particularly important to those nearby residents of Carters Meadow.
- Evidence of need or importance? Important to local residents as a linked wildlife habitat adjacent to Charlton Lakes



NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The area in question is small scale and local in character. It has a defined boundary, which is easily visible and clear to the users of the space highlighted.
- Area of proposed site: 8582 m²

Planning History

Is there currently a planning application for this site? No

If permitted/allocated, could part of the overall site still be used as a Green Open Space? 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

Other Sites Assessed and Discounted

The areas below were also initially assessed and immediately discounted due to their size (extensive tract of land), recreation value, Land ownership and use issues etc.

Land at Charlie's/ Peril Lake

The land is used a fishing lake and has a recent permission for such use. It is an extensive tract of land and it would be unreasonable to place restrictions on an operational business use.

Home Farm Gardens

A roadside verge which contains a number of trees of amenity value. It may be worth individually protecting the trees. The area has no recreation, historical value and is not significant enough to warrant LGS protection. Wildlife value is limited to individual trees, reduced due to roadside location.



Verge/ Land at junction of Charlton Village with Goch Way

Small roadside verge offering no recreation, wildlife or tranquillity value and is not significant enough to warrant LGS protection. Could potentially be a linked remnant of the former village green.



Land Alongside Goch Way

Extensive roadside verge which has a number of mature trees, which may warrant individual protection. The verge provides an essential buffer to the busy Goch Way. It is an extensive tract of land with formal planting, but no recreational or historical value. Wildlife value is limited to individual trees, but reduced due to roadside location.

