

# Sturton by Stow and Stow Neighbourhood Plan

2020 – 2036

## Local Green Space Assessment

January 2020

Prepared by:

Sturton by Stow and Stow Steering Group

&

OpenPlan Consultants Ltd.



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## Introduction

1.1.1 Paragraphs 99, 100 and 101 of the National Planning Framework allow for qualifying bodies to identify important green areas and to designate them for protection as Local Green Spaces as part of their Neighbourhood Plan:

99. *The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in insufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.*
100. *The Local Green Space designation 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 a particular local significance, for example because of its beauty, historic significance, recreational value (including as*

*a playing field), tranquillity or richness of its wildlife; and*

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

101. *Policies for managing development within a Local Green Space should be consistent with those for Green Belts.*

1.1.2 Effectively, as part of their Neighbourhood Plan Steering Groups and communities can identify the most important open spaces in the settlement such as cemeteries, playgrounds, village greens, parks, sport pitches etc., and protect them as Local Green Space. Once designated as a Local Green Space, such sites enjoy the same level of protection Green Belts lands do, which would virtually prevent any development of the site except in “very special circumstances”, which “will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations” (NPPF Paragraph 143 and 144).

1.1.3 The NPPF set a series of criteria to define if an Area has the characteristics necessary to qualify as a Local Green Space. Each site proposed by the Steering

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Group will need to meet the criteria of proximity to the community, size appropriateness, and demonstrate to be important for the community for one or more reasons, such as beauty, historic significance, recreational value, etc.

- 1.1.4 They selected sites that had been put forward during the neighbourhood walkabouts as part of the Neighbourhood Profile events. Not all identified green spaces were designated from the Neighbourhood Profile, but only sites that meet the criteria mentioned above in its current condition or use, not based on previous or potential future uses or conditions.
- 1.1.5 When proposing a site, it is the responsibility of the Steering Group to perform an assessment and demonstrate how the site meets the criteria.
- 1.1.6 The following tables present, for each Local Green Space, the evidence and rationale for designation and

for inclusion in the Local Green Space Policy in the Neighbourhood Plan. As part of this assessment, for each site the Steering Group has:

- a. researched the planning history of the site;
- b. calculated site's area and distance from the key community;
- c. consulted with landowners and recorded comments in the document;
- d. collected information about the historic and natural value of the site;
- e. consulted with the local community through the Neighbourhood Profile exercise;
- f. performed site assessment; and,
- g. collected photographic evidences.

## Local Green Space 1: Jubilee Wood, Sturton by Stow

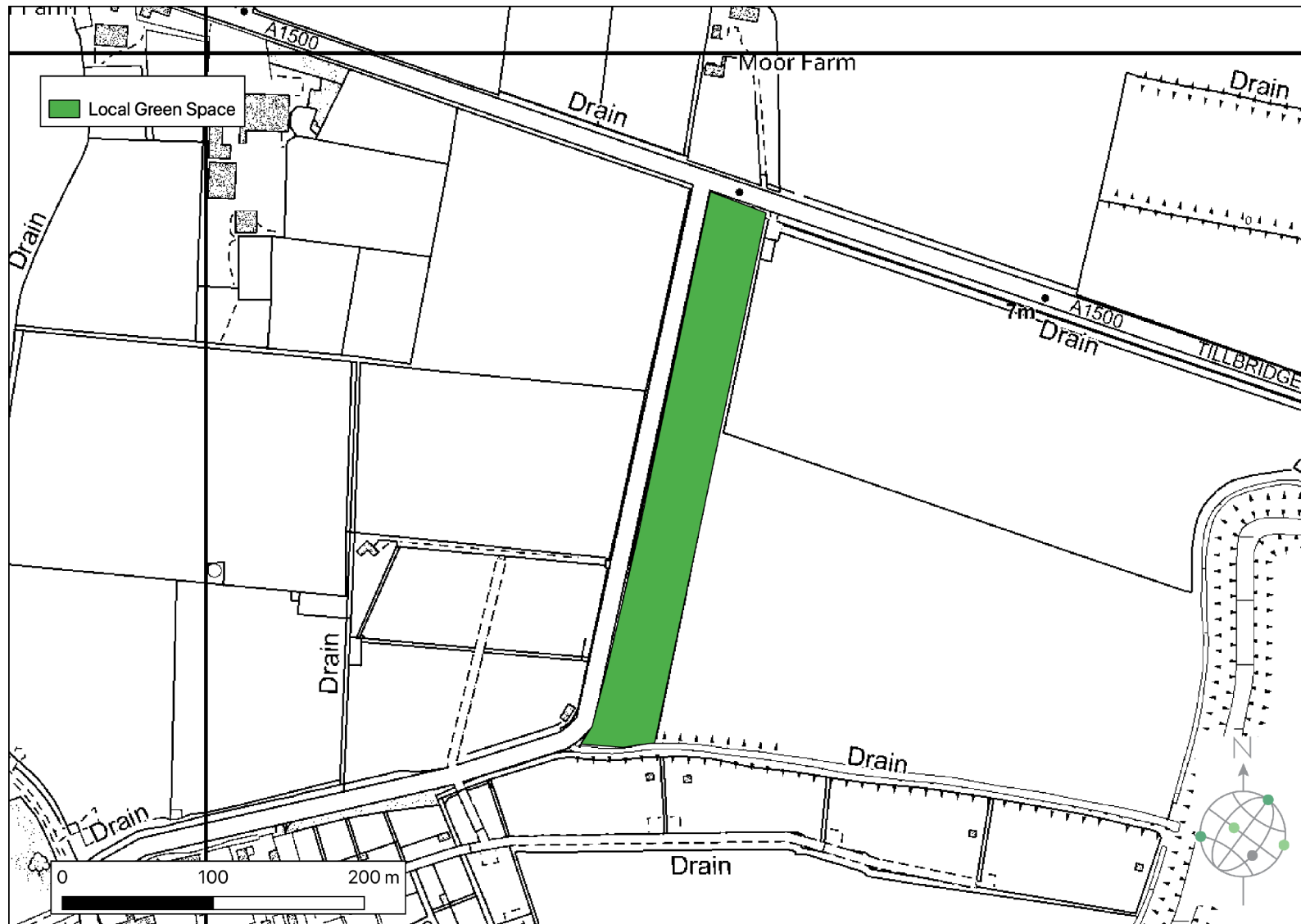
<b>Site Name and Address</b>	Jubilee Wood, Cowdale Lane, Sturton by Stow		
<b>Site Ownership</b>	Sturton by Stow Parish Council	<b>Owner Comments to Designation</b>	Agreed
<b>Planning Status</b>	None	<b>Land Allocation</b>	None
<b>Area of Proposed Site (hectares)</b>	1.75 hectares		
<b>Is the Site an “Extensive Tract of Land”?</b>	No: Considering the role and what the site is used for, this Local Green Space is not considered extensive in size.		
<b>Is the Site “Local in Character”</b>	Yes		
<b>Is the Site “in Close Proximity to the Community it serves”?</b>	Yes: It is accessible, and it is within walking distance of both settlements.		

Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
The site has no intrinsic beauty but is a delightful pocket of tranquillity on the edge of the village and amidst open farmland. The natural beauty of growing trees can be enjoyed by all.	Jubilee Wood was by the Parish Council in conjunction with village organisations and residents in 2012. It was formally opened in 2013.  Prior to this use the site was used as allotments but abandoned over 40 years ago.	The site is gated, with pedestrian access and open every day. The site has a picnic bench donated by the WI. The site does not have formal play equipment but valuable for people of all ages to be able to gain outdoor recreation is a safe environment.	Jubilee Wood is a very peaceful, sheltered area for people to walk in, children to play in and wildlife to live in.	Bounded by mature hedgerows on two sides, with adjoining secondary woodland and little disturbance, the site is important for nesting and feeding birds. It backs onto open fields and in close proximity to permanent meadow owned by Bransby Horses. The site is important for wildlife and as a part of a network of sites in the area.	Jubilee Wood will continue to mature and develop for the enjoyment of people and the benefit of wildlife.
<b>Conclusion</b>					
Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation					



*Jubilee Woods*





*Jubilee Woods LGS Map*

## Local Green Space 2: Playpark, Sturton by Stow

<b>Site Name and Address</b>	Sturton by Stow Playpark, the rear of the village hall, High Street, Sturton by Stow		
<b>Site Ownership</b>	Sturton by Stow Parish Council	<b>Owner Comments to Designation</b>	Agreed
<b>Planning Status</b>	None	<b>Land Allocation</b>	None
<b>Area of Proposed Site (hectares)</b>	0.15 hectare		
<b>Is the Site an “Extensive Tract of Land”?</b>	No: Considering the role and what the site is used for, this Local Green Space is not considered extensive in size.		
<b>Is the Site “Local in Character”</b>	Yes		
<b>Is the Site “in Close Proximity to the Community it serves”?</b>	Yes: It is accessible, and it is within walking distance of both settlements.		

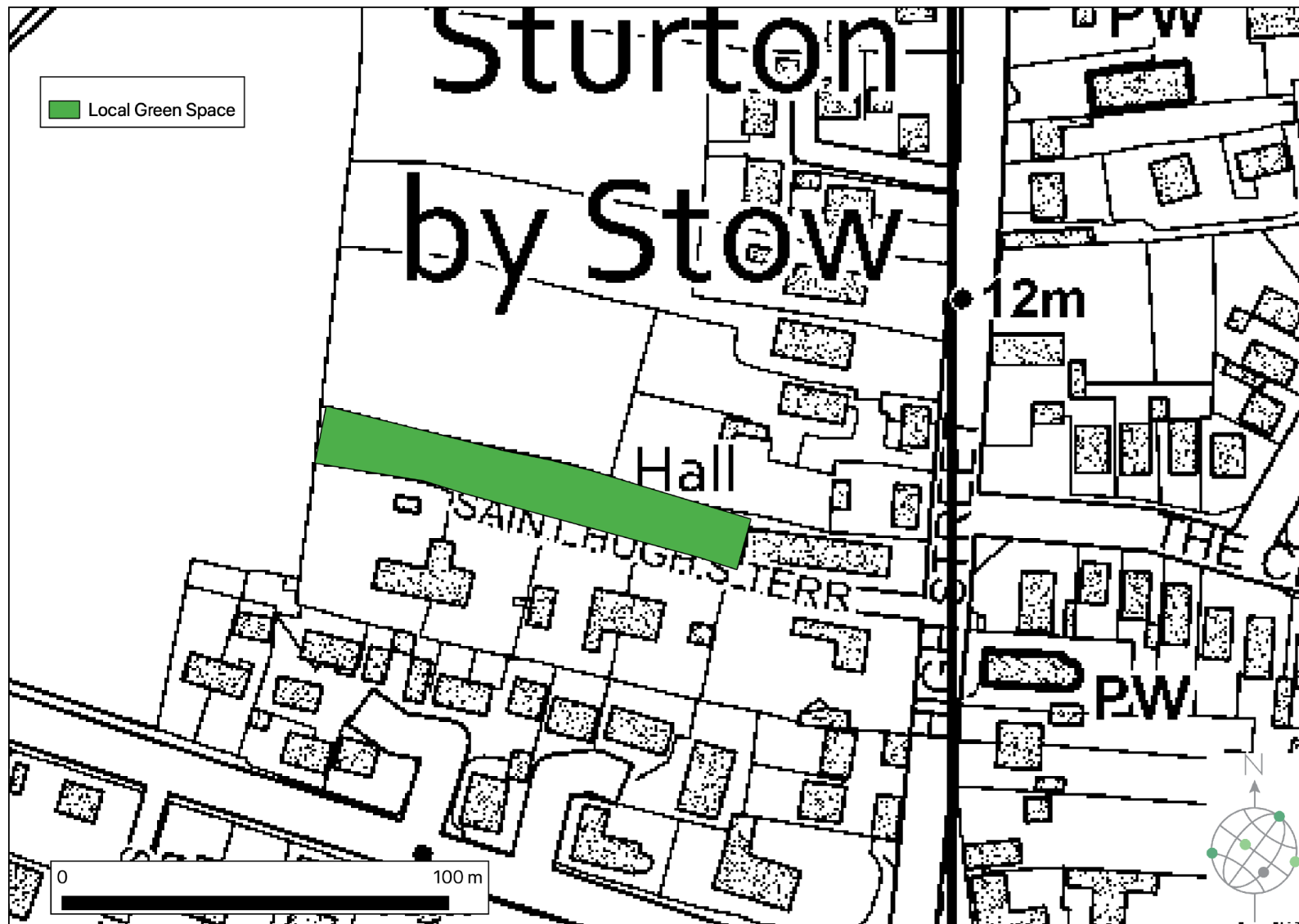
Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
The site has no intrinsic beauty but is a delightful pocket of tranquillity enjoyed by young children and parents for the last 50 years.	The Play Park was agreed by the Parish Council, and Village Hall in the mid-1970s not long after a new village hall was built. This site has been part of the community for 50 years. Prior to that, the site was used as allotments.	A central enclosed site with several play items for young children together with outdoor space for picnics. The site is gated and opens every day during daylight hours. The security of the site makes it valuable for young children to be able to gain outdoor recreation is a safe environment.	A very peaceful, sheltered area for young children to play in.	Bounded by mature hedgerows on two sides, with little disturbance, the site is important for nesting and feeding birds. It backs onto open fields. Adjoining properties have large gardens, and the site is part of an important wildlife corridor through the village.	

### Conclusion

Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation



*Sturton by Stow Playpark*



Sturton by Stow Playpark LGS Map

## Local Green Space 3: Old Rectory Gardens, Sturton by Stow

<b>Site Name and Address</b>	Playpark and Green, Old Rectory Gardens Development, Sturton by Stow		
<b>Site Ownership</b>	Sturton by Stow Parish Council	<b>Owner Comments to Designation</b>	Agreed
<b>Planning Status</b>	None	<b>Land Allocation</b>	None
<b>Area of Proposed Site (hectares)</b>	1.3 hectares		
<b>Is the Site an “Extensive Tract of Land”?</b>	No: Considering the role and what the site is used for, this Local Green Space is not considered extensive in size.		
<b>Is the Site “Local in Character”</b>	Yes		
<b>Is the Site “in Close Proximity to the Community it serves”?</b>	Yes: It is accessible, and it is within walking distance of both settlements.		

Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
The sites have no intrinsic beauty but are a critical component in the design of the estate.	The Play Park and Green were provided as a package within the planning approval for this development.	The modern properties surrounding these green spaces have little or no garden spaces to their fronts. Both these sites provide the only recreation space within the development.	The Play Park provides a safe, sheltered area for young children to play in.	The sites bounded by domestic properties and there is no evidence of wildlife settling in these areas.	
<b>Conclusion</b>					
Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation					





*Playpark and Green*





*Playpark and Green LGS Map*

## Local Green Space 4: Playpark and Green, The Glebe, Sturton by Stow

<b>Site Name and Address</b>	Playpark and Green, The Glebe, Sturton by Stow		
<b>Site Ownership</b>	Sturton by Stow Parish Council	<b>Owner Comments to Designation</b>	Agreed
<b>Planning Status</b>	None	<b>Land Allocation</b>	None
<b>Area of Proposed Site (hectares)</b>	Approximately 0.5 hectare		
<b>Is the Site an “Extensive Tract of Land”?</b>	No: Considering the role and what the site is used for, this Local Green Space is not considered extensive in size.		
<b>Is the Site “Local in Character”</b>	Yes		
<b>Is the Site “in Close Proximity to the Community it serves”?</b>	Yes: It is accessible, and it is within walking distance of both settlements.		

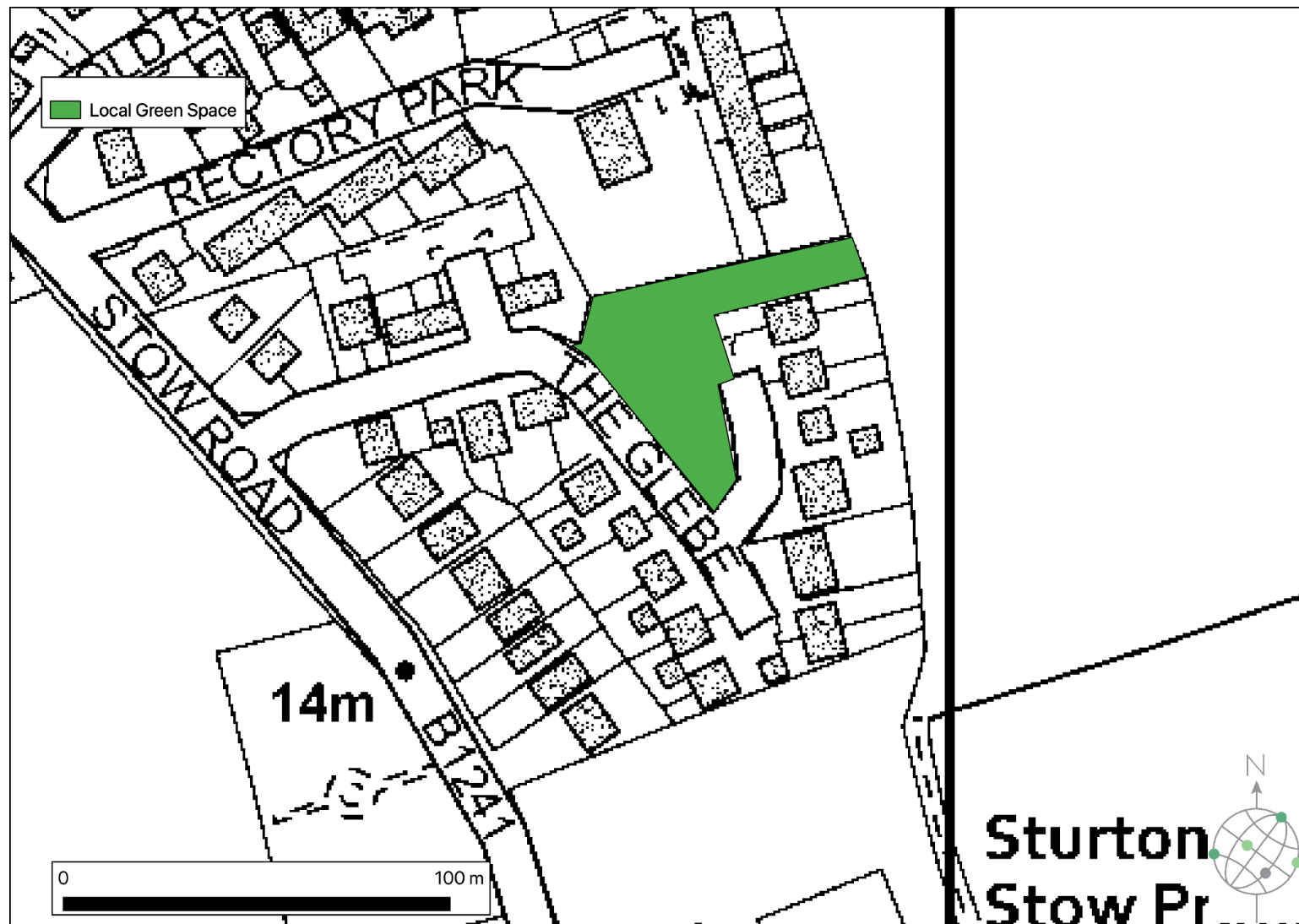
Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
The site is bounded on the north side by an original hedgerow and tree line from when it was part of the Victorian Rectory grounds.	The Play Park and Green were provided as a package within the planning approval for this development.	The modern properties on The Glebe have only been provided with small front gardens. This site provides the only recreation space within the development. There is a Public Right of Way along the northern boundary which connects with a designated Sturton By Stow to Stow footpath.	The Play Park provides a safe, sheltered area for young children to play in.	The site is bounded by domestic properties and roads. Wildlife, predominately birds and grey squirrels, are settled along the north and east boundaries.	

### Conclusion

Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation



*The Glebe: Playpark and Green.*



*The Glebe: Playpark and Green LGS Map*

## Local Green Space 5: Recreation Ground, Sturton by Stow

<b>Site Name and Address</b>	Recreation Ground, Sturton by Stow		
<b>Site Ownership</b>	Sturton by Stow Parish Council	<b>Owner Comments to Designation</b>	Agreed
<b>Planning Status</b>	None	<b>Land Allocation</b>	None
<b>Area of Proposed Site (hectares)</b>	2 hectares		
<b>Is the Site an “Extensive Tract of Land”?</b>	No: Considering the role and what the site is used for, this Local Green Space is not considered extensive in size.		
<b>Is the Site “Local in Character”</b>	Yes		
<b>Is the Site “in Close Proximity to the Community it serves”?</b>	Yes: It is accessible, and it is within walking distance from the village		

Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
The site has little natural beauty but is a peaceful pocket of accessible grassed land on the eastern edge of the village. With open fields on three sides and bungalows on the other, the boundary of the area is a mixture of deciduous trees and thorn hedgerows. The open space is safe from road traffic can be enjoyed by all.	The recreation ground was given to the parish of Sturton by Stow by the Mundy family circa 1975 in perpetuity, providing the space is used as a recreation/sports field only. If the area is not used for this purpose title returns to the Mundy family. A public right of way runs on a north/south axis just inside the western boundary of the field.	The site is unlit and can be accessed from 3 points: the public right of way, the carpark on the north boundary and from a footpath linking to the Upper Close. Two football pitches are used regularly by the village pub team. Youngsters also use the pitches. On the southern edge, there is an enclosed hard surface pitch for ball games, a skateboard area and a climbing frame.	The Recreation Field is a safe area for older children and families to enjoy. The field is also popular with some dog walkers.	The site provides for wildlife despite the short-cropped grass. Migrating Wagtails can be seen feeding on the ground, House martins feeding above the trees and Hedgehogs stirring in the late evening. There are a lot of hedgerow birds in the spring and summer.	The field is the venue for the annual bonfire/fireworks event that attracts several hundred visitors.
<b>Conclusion</b>					
Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation					





*Recreation Ground, Sturton by Stow*





*Recreation Ground, Sturton by Stow LGS Map*

## Local Green Space 6: ‘Village Green’, Stow

<b>Site Name and Address</b>	The green centre of Stow. Church Road, and the crossroads of the B1241 and Ingham Road/ Stow Park Road. 53.326973, -0.676497		
<b>Site Ownership</b>	Stow Parish Council	<b>Owner Comments to Designation</b>	Stow Parish Council supports this designation.
<b>Planning Status</b>	There are currently no planning applications related to this site.	<b>Land Allocation</b>	Not allocated for development
<b>Area of Proposed Site (hectares)</b>	0.26 ha		
<b>Is the Site an “Extensive Tract of Land”?</b>	The site comprises six small green areas in the centre of Stow. Those by the crossroads contribute to a feeling of openness at the crossroads, whilst the three areas which comprise the Village Green along Church Road are cosier and thus popular for village gatherings in the Summer.		
<b>Is the Site “Local in Character”</b>	<p>The areas by the crossroads are plumb in the centre of the village. The north-east area is the site for the village sign, on which the legend of St Etheldreda is depicted and described, and thus provided connection with the stained-glass window in St Mary’s Church which also depicts this legend. The south-east area is the site for the village Christmas tree, and the bus stop, and there is a seat there which is a vantage point for people to sit and enjoy the view of St Mary’s Church. The western area by the crossroads is a green island, bearing several ornamental trees and mown grass.</p> <p>The village green comprises three areas of grass around the small lane known as Church Road, immediately to the south of St Mary’s Church. This area is used in summer for village gatherings, for example the BBQ following the annual Cycle Ride. The close proximity of the Church to, and its slight elevation above the village green, combined with the old houses and the allotments surrounding the village green create a feeling of</p>		

	shelter and cosiness to people gathering there for social functions. The village green houses the Grade 2 listed “whipping post”, some parts of which date back to 1789.				
<b>Is the Site “in Close Proximity to the Community it serves”?</b>	The site is both in the centre of the village, and in the heart of the community.				
<b>Beauty</b>	<b>Historic Significance</b>	<b>Recreational Value</b>	<b>Tranquillity</b>	<b>Richness of Wildlife</b>	<b>Any Other Reason</b>
Approaching Stow from the south, the view widens due to the green spaces surrounding the crossroads, and opens up beautiful views of St Mary’s Church, framed by the trees at the crossroads – see photographs below. The trees have been underplanted with spring flowering bulbs, and in the autumn the trees provide lovely, vibrant colours.	<p>The sites are in close proximity to the Grade 1 listed St Mary’s Church, which dates back to at least 870, and the Grade 2 listed whipping post.</p> <p>Immediately to the west of, and adjacent to the green island by the crossroads, are the Wesleyan Chapel and no 6 Sturton Road, both Grade 2 listed buildings.</p>	The village green is used for social gatherings, particularly in the summer. There has been an annual cycle ride and BBQ which starts and ends at the village green, when villagers set out picnics, gather and socialise. It also provides a safe area for children to play.	The village green is in a tranquil setting, and is peaceful due to the surrounding buildings, whilst the view from the seat by the crossroads, and from the bus stop, is tranquil in aspect.	The trees and hedgerows in the green centre of Stow provide rich habitat for birds and invertebrates.	St Mary’s Church, in its attractive setting in the centre of Stow, attract many tourists and students of medieval architecture.

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**Conclusion**

Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation



*"Village Green", Stow*



*Village Green', Stow LGS Map*

## Local Green Space 7: Play Park, Stow

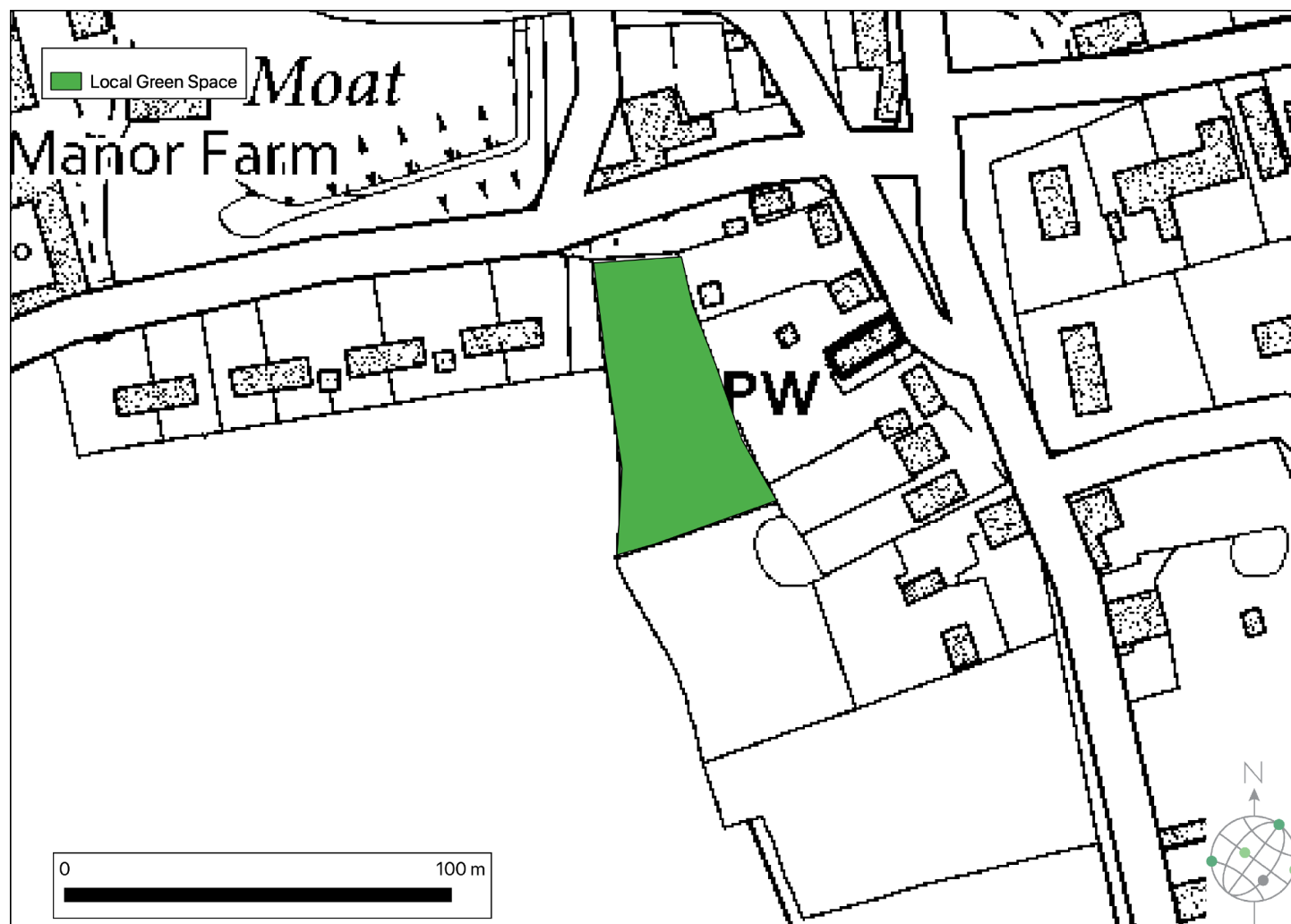
<b>Site Name and Address</b>	Stow play park, Stow Park Road. 53.326783, -0.677287		
<b>Site Ownership</b>	Stow Parish Council	<b>Owner Comments to Designation</b>	Stow Parish Council supports this designation.
<b>Planning Status</b>	There are currently no planning applications related to this site.	<b>Land Allocation</b>	Not allocated for development
<b>Area of Proposed Site (hectares)</b>	0.23 ha		
<b>Is the Site an “Extensive Tract of Land”?</b>	This small area of land is used solely as a playpark for young children.		
<b>Is the Site “Local in Character”</b>	The playpark has been a hub for village children and their friends for many years, is near the centre of the village, and is close to houses in which many of the local children live.		
<b>Is the Site “in Close Proximity to the Community it serves”?</b>	The playpark is near the centre of the village and is close to houses in which many of the local children live.		

Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
The Parish Council has sought to make the playpark an inviting area. It has both grassy areas and playground equipment and is surrounded by hedges and trees. At the south end there are views over the open countryside.	N/A	The playpark is regularly used by children and families, making use of the open areas and of the playground equipment. There are benches for parents and children to rest on, and a picnic table will soon be placed there too.	When in use the playpark is a vibrant and sometimes noisy area – a sign of children enjoying themselves!	The trees and hedgerows in and surrounding the playpark provide rich habitat for birds and invertebrates.	
<b>Conclusion</b>					
Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation					





*Play Park, Stow*



*Play Park, Stow LGS Map*

## Local Green Space 8: The Parish Field, Stow

<b>Site Name and Address</b>	"The Parish Field", Fleets Lane, Stow. 53.324037, -0.652918		
<b>Site Ownership</b>	Stow Parish Council	<b>Owner Comments to Designation</b>	Stow Parish Council supports this designation.
<b>Planning Status</b>	There are currently no planning applications related to this site.	<b>Land Allocation</b>	Not allocated for development
<b>Area of Proposed Site (hectares)</b>	2.0 ha		
<b>Is the Site an "Extensive Tract of Land"?</b>	The area is small in comparison with the surrounding arable acreage.		
<b>Is the Site "Local in Character"</b>	The site has been preserved as a nature reserve since it was gifted to the parish		
<b>Is the Site "in Close Proximity to the Community it serves"?</b>	The Parish Field is a mile from the centre of Stow Village, but lies on Fleets Lane, which is a popular walking and cycle route, and is close to footpaths over the fields which are also well used.		

Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
	The Parish Field has been owned by the Parish Council for at least 50 years having been gifted by a local landowner to the Parish. It has been rented by a succession of local farmers and maintained as a nature reserve		The Parish Field is a particularly tranquil spot, inhabited solely by wildlife and surrounded by hedges and fields, beyond which are open fields.	The field is a nature reserve for all manner of land and aquatic animal.	
<b>Conclusion</b>					
Based on the above information, the site is considered worthy of protection as a Local Green Space and meets the criteria of the designation					





*The Parish Field, Stow*



*The Parish Field, Stow LGS Map*

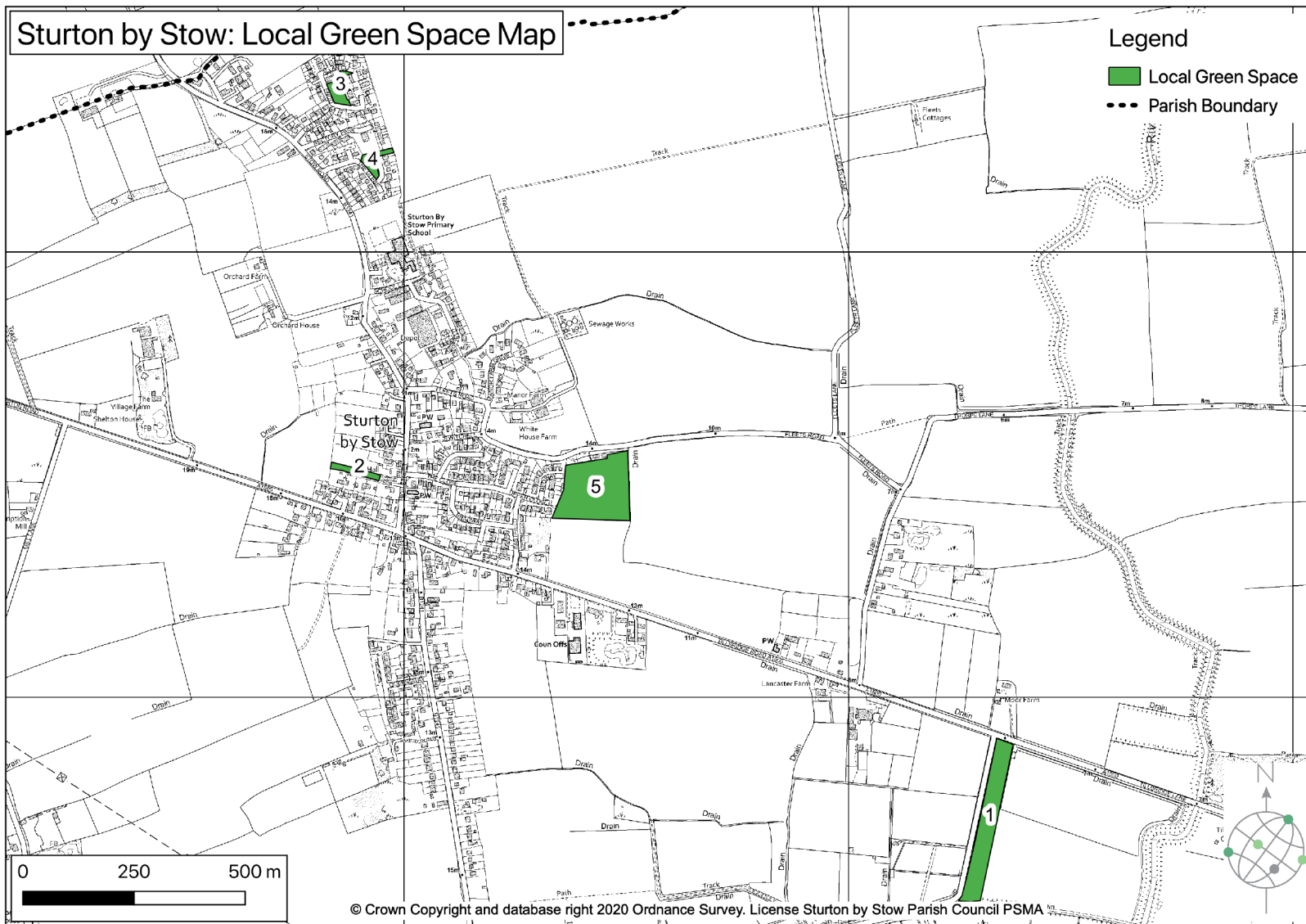
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## Conclusion

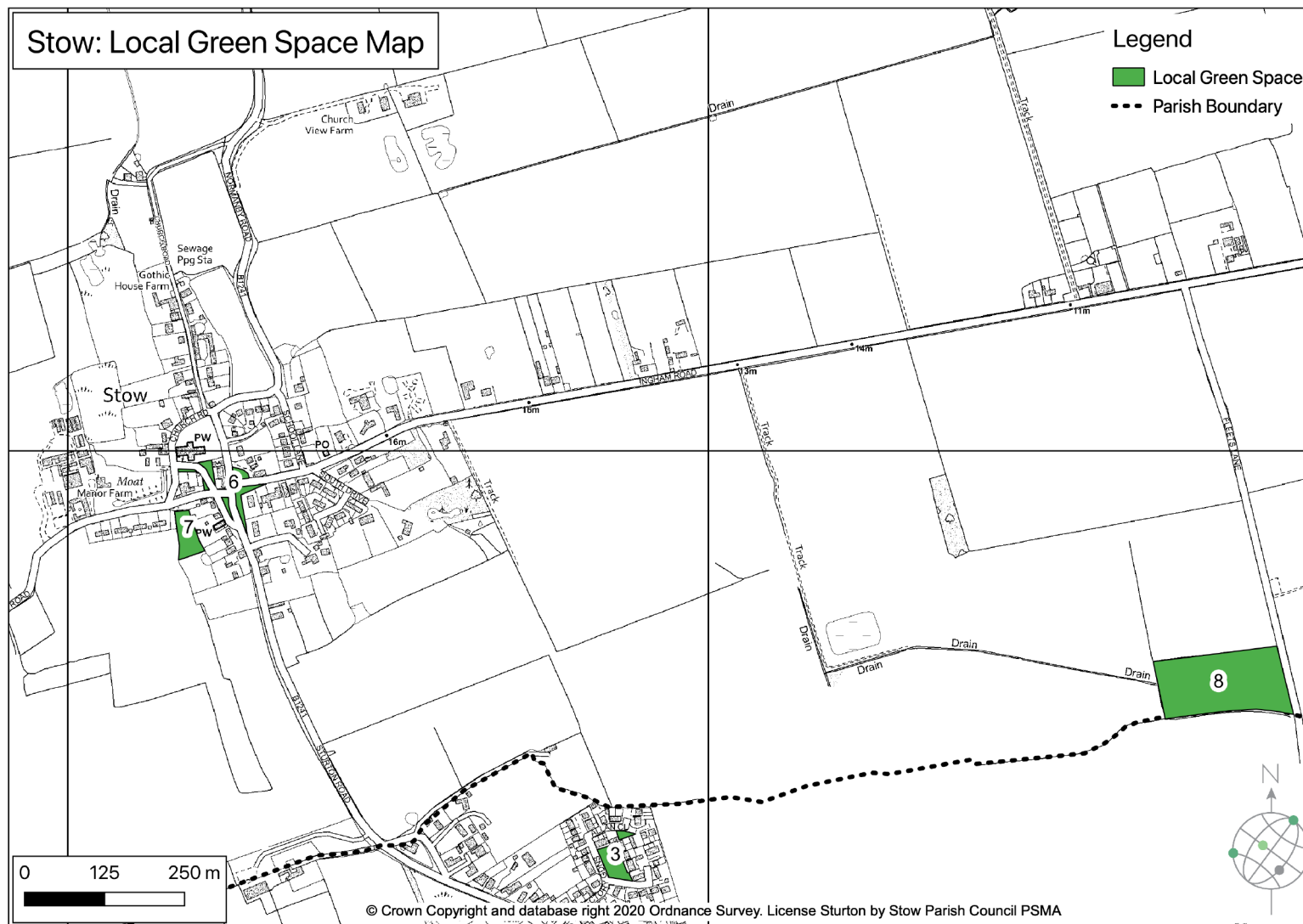
1.1.7 In conclusion, the following sites have been considered suitable for designation as Local Green Space and have been designated as such in Policy XX Local Green Space of the Neighbourhood Plan. “Local Green Space Maps” shows the location of such sites.

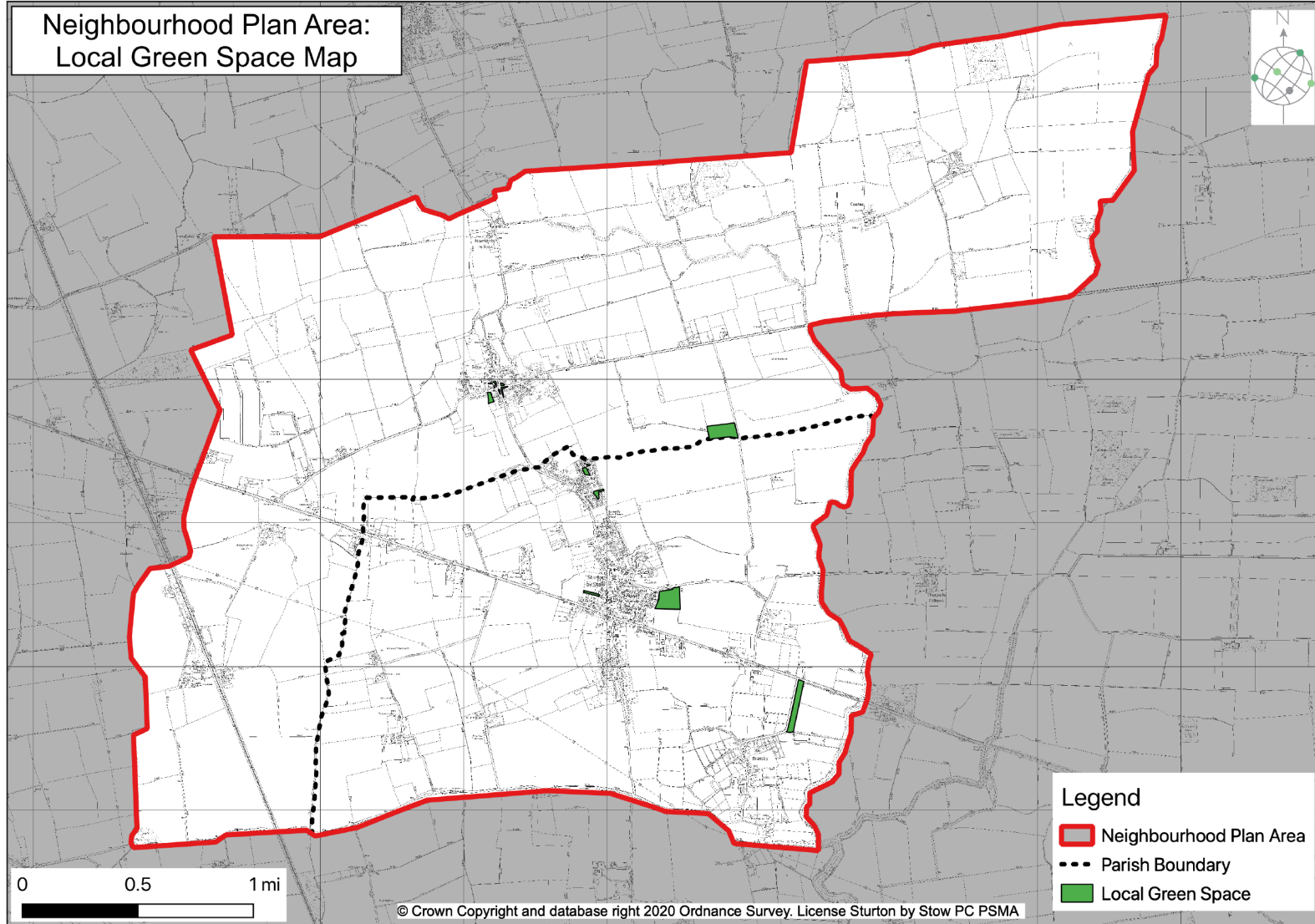
- 1) Jubilee Wood, Sturton by Stow
- 2) Playpark, Sturton by Stow
- 3) Old Rectory Gardens, Sturton by Stow
- 4) The Glebe, Playpark and Green, Sturton by Stow
- 5) Recreation Ground, Sturton by Stow
- 6) ‘Village Green’, Stow
- 7) Play Park, Stow
- 8) The Parish Field, Stow

1.1.8 The sites listed above will be subject to consultation as part of Regulation 14 Consultation on the Local Plan









*Local Green Space Maps*



# **Sturton by Stow and Stow Neighbourhood Plan**

**2020 – 2036**