

NE011



Background Paper: Local Green Spaces

Contents

| | |
|--|----|
| Introduction | 3 |
| Policy Context | 3 |
| National Policy Context..... | 3 |
| Assessment Methodology | 4 |
| Results | 5 |
| Detailed Assessment of Shortlisted of sites..... | 19 |
| Conclusions and Recommendations for Designation..... | 30 |
| Inappropriate Exceptions for Development on Local Green Space..... | 30 |
| Appropriate Exceptions for Development on Local Green Space | 31 |

Introduction

The purpose of this background paper is to explain the designation of Local Green Spaces in the Fareham Borough Local Plan 2037. It sets out the national and local background to the Local Green Space designation and makes clear the methodology for Local Green Spaces used by the Council.

Green Spaces within and around towns and villages can play an important role in defining the character of an area, as well as being an important social, environmental, and economic resource to a local community. The National Planning Policy Framework (NPPF) introduced the ability for communities to identify areas of Local Green Space of particular importance to them and designate them for protection through Local and Neighbourhood Plans. Through the preparation of the emerging Fareham Local Plan 2037, the Council undertook an Issues 7 and Options consultation whereby areas of the Borough were submitted for assessment for their suitability for designation as a Local Green Space.

A full list of assessed green spaces is set out along with reasons for their inclusion or non-inclusion later in this document.

Policy Context

National Policy Context

The National Planning Policy Framework (NPPF) recognises the need for access to high quality open spaces due to the opportunities it provides and how it helps society. It also sets out the concept of a relatively new form of environmental protection Local Green Spaces.

Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Designation should only occur when a plan is prepared or updated and would need to be capable of enduring beyond the end of the plan period.

Paragraph 100 sets out that most areas of open space will not be suitable for designation, and that sites should only be designated as Local Green Space where:

- They are in reasonably close proximity to the community they serve,
- They are demonstrably special to a local community and hold a particular local significance, including for their beauty, historic significance, recreational value, tranquillity, or richness of wildlife and,
- They are local in character and not an extensive tract of land

The NPPF sets out that policies for managing development within Local Green Space should be consistent with those for Green Belts (paragraph 101).

National Planning Practice Guidance (NPPG) provides additional guidance. It sets out that designation of sites should be consistent with the wider development strategy for an area, and that designation should not be used as a means to block development. Where a site has permission or an allocation for development, or is already strongly protected from development, designation is unlikely to be necessary.

The NPPG also sets out that a wide variety of types of open space are potentially suitable for designation including land containing sports pavilions, boating lakes, war memorials, allotments, or urban spaces that provide a tranquil oasis. There is no formal size limit for a Local Green Space, or where it can be located, with each site having to be assessed on an

individual basis, taking account of local circumstances. However, it is made clear that they must not be extensive tracts of land.

Selection of Sites

Paragraph 99 of the NPPF sets out that local communities should be given the opportunity to identify and protect green areas of particular importance to them. The Council asked for the submission of sites through the Issues and Options consultation undertaken in 2019. A total of 43 sites were submitted and there were many duplicated responses for some of these sites. The Council has not sought to identify sites itself.

Assessment Methodology

The Council has used a standard method for assessing the suitability of sites for designation as a Local Green Space; using the criteria contained within the NPPF. An initial high level assessment was carried out first to discount sites that clearly didn't meet the criteria in the NPPF and to draw up a shortlist of sites which needed further scrutiny to see if they met the Local Green Space criteria.

The whole assessment utilises the information that was provided to the Council by members of the public as well utilising information from other sources such as GIS and other Council departments. The shortlist of sites subject to further scrutiny were also supported by a site visit to corroborate the information supplied.

In order to fully qualify for Local Green Space designation, the following questions (which have been taken from paragraph 100 of the NPPF) have to be answered and supported with enough evidence.

Is the site local in character? Or is the site an extensive tract of land? There is no minimum or maximum size for an area which is proposed to be designated as Local Green Space. Factors for consideration in making an assessment of whether a site is local in character include its size, its relationship to any settlements, whether it has a distinct character, whether it has clearly defined boundaries, as well as its purpose. Larger fields adjacent to a settlement that extend into open countryside are likely to be considered extensive, for example, whereas a site which is well contained by clear boundaries and has a strong visual relationship to a settlement would be considered local in character.

Is the site already protected from development and would designation provide no further protection? – Many areas of green space within the Borough are subject to existing protections such as Special Sites of Scientific Interest, Sites of Importance for Nature Conservation, Local Nature Reserves, and Ancient Woodland etc. These designations may individually or collectively provide a level of protection equivalent to that which would be provided by Local Green Space designation. In these instances where a site benefits from a strong already existing protection, a Local Green Space designation would not be appropriate as it would not provide any real additional benefit.

Is the site allocated for development or subject of a planning permission? – Sites allocated for development within the Local Plan or a Neighbourhood Plan will not be suitable for designation. Where there is a recent planning permission for development of a site, it will not normally be suitable for designation as a Local Green Space.

Is the site in reasonably close proximity to the community it serves? – For the purpose of this assessment, reasonably close proximity will normally be taken to mean that

the site is within 800m of the community that it serves, measured as a straight line from the edge of the site to the edge of the settlement. This distance is derived from the Council's Accessibility Background paper which assesses the maximum preferred distances. Where there is a reasonable justification for a greater distance to be used, the site should not be ruled out at this stage.

Is the site demonstrably special to the community it serves or of particular local importance because of its:

Beauty

Historic Significance

Recreational Value

Tranquillity

Richness of wildlife

Evidence to showcase any of these aspects?

Whether a site is demonstrably special has been primarily based on comments and any evidence made with site submissions. StreetView, site visits, as well as researching a site online has been used to expand on and corroborate evidence that a site is demonstrably special. A wide variety of forms of evidence has been relevant, including evidence that a site is actively used for sports or recreation, hosts a wildlife project, or is valued as a spot for community gatherings and events etc. Where no or very limited evidence has been submitted to show how a site is demonstrably special, then it is ruled out of the assessment.

Sites are recommended for designation by considering the above questions in the round. Considering the assessment questions/criteria in the round allows for those issues weighing in favour or against designation to be taken into account and a conclusion reached.

Results

The Table and detailed assessment matrixes below provide the outcome of the whole assessment (including initial high-level assessment and then further detailed assessment) for the spaces that were submitted to the Council for consideration.

Table 1 High-level assessment of submissions for Local Green Space designation.

| Name/Area of land | Extensive Tract of Land | Is the site consistent with the approach of planning for sustainable development? | Does the site already benefit from some protection from development | Close Proximity to Community | Evidence submitted that the site is demonstrably special to local community for: Beauty | Evidence submitted that the site is demonstrably special to local community for: Historic Significance | Evidence submitted that the site is demonstrably special to local community for: Recreation | Evidence submitted that the site is demonstrably special to local community for: Tranquillity | Evidence submitted that the site is demonstrably special to local community for: Wildlife | Overall Suitability Comment |
|-------------------------------------|---------------------------|---|---|------------------------------|---|--|---|---|--|---|
| Segensworth Open Space | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | No | No | Some evidence to suggest wildlife value but it is considered insufficient to fully meet criteria in the NPPF in terms of being demonstrably special. | Discounted-significance has not been demonstrated in line with the NPPF |
| Land Between Stubbington and | Yes-Discount from Further | Yes site is not allocated for or subject to development. | - | - | - | - | - | - | - | Discounted-extensive tract of land |

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| Fareham South | Assessment | | | | | | | | | |
| Cams Estate Coastline | No | Yes site is not allocated for or subject to development. | Part SINC and Open Space, Cams Hall Conservation Area. | Yes | No | No | No | No | No | Discounted-significance has not been demonstrated in line with the NPPF |
| The Meon Valley | Yes-Discount from Further Assessment | - | | - | - | - | - | - | - | Discounted-extensive tract of land |
| Land Around Burridge | Yes-Discount from Further Assessment | - | | - | - | - | - | - | - | Discounted-extensive tract of land |
| Chilling Cliffs | Yes-Discount from Further Assessment | - | | - | - | - | - | - | - | Discounted-extensive tract of land |

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|------------------------------------|----|--|--|-----|--|----|--|----|---|---|
| Park Lane Recreation Ground | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | Some evidence to suggest recreational value but it is considered insufficient to fully meet criteria in the NPPF in terms of being demonstrably special. | No | No | Discounted-significance has not been demonstrated in line with the NPPF |
| Holly Hill Country Park | No | Yes site is not allocated for or subject to development. | SINC, LNR, Historic Park and Gardens, Open Space | Yes | Some evidence to suggest beauty value but it is considered insufficient to fully meet criteria in the NPPF in terms of being demonstrably special. | No | Yes lots of evidence to suggest the woodlands are visited by walkers, children, dog walkers and local residents. | No | Lots of evidence from residents suggesting the site is of wildlife value. However, this is supported by the nature conservation designations on site. | Some significance of meeting NPPF criteria demonstrated for recreational and wildlife value. Take forward site to more detailed assessment. |
| Titchfield Haven | No | Yes site is not allocated for or subject to development. | NNR, SPA/Ramsar, SSSI, BG&W | Yes | Some evidence to suggest beauty value but it is considered insufficient to fully meet criteria in the NPPF in terms of being | No | No | No | Lots of evidence from residents suggesting the site is of wildlife value. This is greatly supported by the numerous nature conservation | Some significance of meeting NPPF criteria demonstrated for wildlife value. Take forward site to more |

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| | | | | | demonstrably special on its own. | | | | designations on the site. | detailed assessment |
| The Gillies Open Space | No | Yes site is not allocated for or subject to development. | Open and SINC in parts | Yes | No | No | No | No | Some evidence to suggest wildlife value but it is considered insufficient to fully meet criteria in the NPPF in terms of being demonstrably special. | Discounted-significance has not been demonstrated in line with the NPPF |
| Skelly's Wood Open Space | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | No | No | No | Discounted-significance has not been demonstrated in line with the NPPF |
| The Deviation Line Open Space | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | No | No | No | Discounted-significance has not been demonstrated in line with the NPPF |

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| Warsash Common | No | Yes site is not allocated for or subject to development. | SINC, LNR and Open Space | Yes | No | No | No | No | Yes | Discounted-significance has not been demonstrated in line with the NPPF |
| Land adjacent and around Locks Heath District Centre | No | Yes site is not allocated for or subject to development. | SINC in parts and Open Space | Yes | Some evidence but insufficient to fully meet criteria in the NPPF | No | Some evidence to suggest recreational value but it is considered insufficient to fully meet criteria in the NPPF in terms of being demonstrably special. | No | Some evidence to suggest wildlife value but it is considered insufficient to fully meet criteria in the NPPF in terms of being demonstrably special. | Discounted-significance has not been demonstrated enough in line with the NPPF |
| Road verges along Lockwood Road | No | Yes site is not allocated for or subject to development. | Open Space in parts | Yes | No | No | No | No | No | Discounted-significance has not been demonstrated in line with the NPPF |
| Brook Avenue Road | No | Yes site is not allocated for or subject to development. | No site is a highway however | Yes | No | No | Yes evidence to suggest road is used by walkers, cyclists and horse riders to gain access to the Hamble Shore and | No | No | Discounted-inappropriate for a highway to be designated as a LGS. |

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| | | | | | | | Holly Hill Country Park | | | |
| Kites Croft | No | Yes site is not allocated for or subject to development. | SINC, LNR, Ancient Woodland and Open Space | Yes | No | No | No | No | Evidence from residents suggesting the site is of wildlife value. This is supported by the nature conservation designations on the site. | Some significance of meeting NPPF criteria demonstrated for wildlife value. Take forward site to more detailed assessment. |
| Seafeld Park Open Space/ adjacent to Stubbington Study Centre | No | Yes site is not allocated for or subject to development. | Open Space and SINC in parts | Yes | No | No | No | No | No | Discounted-significance has not been demonstrated in line with the NPPF |
| Locks Heath Recreation Ground | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | No | No | No | Discounted-significance has not been demonstrated in line |

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| | | | | | | | | | | with the NPPF |
| Hunts Pond Road Recreation Ground | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | No | No | No | Discounted-significance has not been demonstrated in line with the NPPF |
| Hunts Pond Road Allotment | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | No | No | No | Discounted-significance has not been demonstrated in line with the NPPF |
| Great Beamond Coppice | No | Yes site is not allocated for or subject to development. | SINC, Ancient Woodland | Yes | No | No | No | No | Some evidence to suggest wildlife value but it is considered insufficient to fully meet criteria in the NPPF in terms of being demonstrably special. | Discounted- whilst some evidence submitted it is considered that significance has not been demonstrated enough in line with the NPPF |

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| Oxleys Coppice | No | Yes site is not allocated for or subject to development. | SINC, Ancient Woodland | Yes | Yes many submissions stating the woodland and surrounding arable fields provide a beautiful landscape for walking. | No | Yes many submissions stating they regularly walk within the woodland and around the woodland. | No | Some evidence but insufficient to fully meet criteria in the NPPF | Significance of meeting NPPF criteria demonstrated for recreational and beauty value. Take forward site to more detailed assessment. |
| Warsash Recreation Ground | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | No | No | No | Discounted-significance has not been demonstrated in line with the NPPF |
| Dore Avenue/Harting Gardens Open Space | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | Yes- well used by children for informal play, fitness bootcamp uses the site. Evidence supplied to suggest site has been used to host a variety of community events in the past. | No | No | Some significance of meeting NPPF criteria demonstrated for recreational value. Take forward site to more detailed assessment. |

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| Stubbingto n Paddock Open Space | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | No | No | No | No | Discounted-significance has not been demonstrated in line with the NPPF |
| Mulberry Avenue Open Space | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | Yes- Used by local community for informal recreation and play. Evidence supplied to suggest site has been used to host a variety of community events in the past. | No | No | No | Some significance of meeting NPPF criteria demonstrated for recreational value. Take forward site to more detailed assessment . |
| Cowdray Park Open Space | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | Yes- Used by local community for informal recreation and play. Evidence supplied to suggest site has been used to host a variety of community events in the past. | No | No | No | Some significance of meeting NPPF criteria demonstrated for recreational value. Take forward site to more detailed assessment . |
| Bath Lane Recreation Ground | No | Yes site is not allocated for or | Open Space | Yes | No | No | No | No | No | No | Discounted-significance has not |

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| | | subject to development. | | | | | | | | been demonstrated in line with the NPPF |
| Plymouth Drive Open Space | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | Early mornings & evenings are the dog walkers & joggers, before & after school are children playing with footballs and baskets. It is a safe place for children to learn to ride. | Yes- some evidence to suggest that 'people rest in the fresh air on benches during the day and listen to the birds (sometimes geese)'. . | | Significance of meeting NPPF criteria demonstrated for recreational value. Take forward site to more detailed assessment . |
| Commodore Park Open Space | No | Yes site is not allocated for or subject to development. | Open Space and SW&BG site | Yes | No | No | Some evidence to suggest recreational value but it is considered insufficient to fully meet criteria in the NPPF in terms of being demonstrably special. | No | Some evidence to suggest wildlife value but it is considered insufficient to fully meet criteria in the NPPF in terms of being demonstrably special. | Discounted- whilst some evidence submitted it is considered that significance has not been demonstrated enough in line with the NPPF |
| Mancroft Avenue Open Space | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | No | No | No | Discounted- significance has not been demonstrated |

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| | | | | | | | | | | ed in line with the NPPF |
| Stubbington Recreation Ground | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | No | No | No | Discounted-significance has not been demonstrated in line with the NPPF |
| Wicor Recreation Ground | No | Yes site is not allocated for or subject to development. | Open Space and BG&W site | Yes | No | No | No | No | No | Discounted-significance has not been demonstrated in line with the NPPF |
| Strawberry Fields Warsash | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | Some evidence to suggest recreational value but it is considered insufficient to fully meet criteria in the NPPF in terms of being demonstrably special. | No | No | Discounted- whilst some evidence submitted it is considered that significance has not been demonstrated enough in line with the NPPF |
| Priory Park in Warsash | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | No | No | No | Discounted-significance has not been demonstrated |

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| | | | | | | | | | | ed in line with the NPPF | |
| Wallington Green Spaces & River Valley | Yes-Discount from Further Assessment | - | - | - | - | - | - | - | - | Discounted-extensive tract of land | |
| Portsdown Hill | Yes-Discount from Further Assessment | - | - | - | - | - | - | - | - | Discounted-extensive tract of land | |
| Tips Copse | No | Yes site is not allocated for or subject to development. | Open Space, SINC and Ancient Woodland | Yes | No | No | No | No | No | Some evidence to suggest wildlife value but it is considered insufficient to fully meet criteria in the NPPF in terms of being demonstrably special. | Discounted- whilst some evidence submitted it is considered that significance has not been demonstrated enough in line with the NPPF |
| Fort Fareham woodland | No | Yes site is not allocated for or subject to development. | Open Space, SINC and part SAM | Yes | | Yes | No | No | No | Some evidence to suggest wildlife value but it is considered insufficient to fully meet criteria in the | Discounted- whilst some evidence submitted it is considered that significance has not |

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| | | | | | | | | | | NPPF in terms of being demonstrably special. | been demonstrated enough in line with the NPPF |
| Addison Road/Staly bridge Close | No | Yes site is not allocated for or subject to development. | Open Space | Yes | No | No | Yes evidence to suggest the woodlands are visited by walkers, children, dog walkers and local residents. | No | Some evidence to suggest wildlife value but it is considered insufficient to fully meet criteria in the NPPF in terms of being demonstrably special. | Some significance of meeting NPPF criteria demonstrated for recreational value. Take forward site to more detailed assessment. | |
| Land at Military Road | No | No- Site is a Draft Local Plan Allocation discount from further assessment. | - | - | - | - | - | - | - | Discounted not suitable for LGS designation | |
| Land at Seafield Road | No | No- Site is a Draft Local Plan Allocation discount from further assessment. | - | - | - | - | - | - | - | Discounted not suitable for LGS designation | |

Detailed Assessment of Shortlisted of sites

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|---|---|
| Site name and/or address | Holly Hill Country Park |
| Is the site allocated for development or subject of a planning permission? | No the site is not subject to any current application for development and it is not being considered for development within the emerging Fareham Local Plan 2037. |
| Is the site already protected from development? | Yes- the site already benefits from a variety of protections such as Historic Park and Garden, Local Nature Reserve, Site of Importance for Nature Conservation, Open Space and Ancient Woodland. The site is given Country Park status. |
| Is the site in reasonably close proximity to the community it serves? | Yes the area is close to the settlements of Warsash, Sarisbury and the rest of the Western Wards. |
| Is the site local in character? Or is the site an extensive tract of land? | The site is relatively local in character. |
| Is the site demonstrably special to the community it serves or of particular local importance? | <p>The site is one of the best know parks and open spaces in Fareham. It has been given a Green Flag award for its high quality. It provides opportunities for recreation, relaxation (reflected in its Country Park status) and contains a variety of wildlife values (as reflected by its SINC and LNR designations and Ancient Woodland). It also has a historic significance as reflected by its Historic Parks and Gardens designation. The site has many facilities such as toilets, picnic areas and bins as well as a small amount of dedicated parking.</p> <p>A visit to the site showed that it is well used by the public with cars queuing to park and residents from the surrounding area walking/cycling to the site. The busy nature of the site detracts from its tranquillity but not from its beauty and recreational value.</p> |
| <u>Recommended for Designation?</u> | <i>No – While Holly Hill Country Park is clearly a highly valued environmental asset for the local community, it already benefits from a high level of protection (as evidenced above). Designating the site as a Local Green Space would not add further meaningful benefit or protection because the existing designations combined, strongly preclude any inappropriate development of this site.</i> |



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|---|--|
| Site name and/or address | Titchfield Haven |
| Is the site allocated for development or subject of a planning permission? | No the site itself is not subject to any current application for development and it is not being considered for development within the emerging Fareham Local Plan 2037. |
| Is the site already protected from development? | Yes- the site already benefits from several international and national wildlife designation such as: SPA, Ramsar, SSSI, NNR. |
| Is the site in reasonably close proximity to the community it serves? | Yes – adjacent to the residential areas in Titchfield and Hill Head/ Stubbington. |
| Is the site local in character? Or is the site an extensive tract of land? | Site is relatively local in character. |
| Is the site demonstrably special to the community it serves or of particular local importance? | The site is part of the Meon Valley flood-plain/wetland which also contains the historic Titchfield Canal. There is a variety of nature conservation designations on this site demonstrating its high wildlife value. There is a Public Rights of Way (PRoW) through the western boundary of the site and paid visitors can enter the nature reserve part of the site. A site visit on the PRoW showed that it is well used by walkers and dog walkers and people viewing the wildlife. The site is very tranquil and peaceful and is visually stunning. |
| <u>Recommended for Designation?</u> | <i>No – While Titchfield Haven is clearly a highly valued asset particularly for the wildlife and recreation, it already benefits from a high level of protection (as evidenced above). It is considered that by designating the site as a Local Green Space it would not add further meaningful benefit or protection because the existing designations combined, strongly preclude any inappropriate development of this site.</i> |



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|---|--|
| Site name and/or address | Kites Croft |
| Is the site allocated for development or subject of a planning permission? | No the site itself is not subject to any current application for development and it is not being considered for development within the emerging Fareham Local Plan 2037. |
| Is the site already protected from development? | Yes- the site already benefits from existing Open Space, SINC, LNR, and Ancient Woodland. |
| Is the site in reasonably close proximity to the community it serves? | Yes – adjacent to the residential areas in Titchfield Common |
| Is the site local in character? Or is the site an extensive tract of land? | Site is relatively local in character |
| Is the site demonstrably special to the community it serves or of particular local importance? | The site is strip of remnant ancient woodland with a small stream running through it. As evidenced above, there is a variety of nature conservation designations on this site demonstrating its high wildlife value. Whilst there are no designated Public Rights of Way (PRoW) through the site although there are dedicated paths that run through the site. A site visit showed that it is used by walkers and dog walkers. Despite the presence of a fairly busy road the site is relatively tranquil and the woodland adds to its beauty. |
| <u>Recommended for Designation?</u> | <i>No – While Kites Croft is clearly a highly valued asset particularly for the wildlife, it already benefits from a high level of protection (as evidenced above). It is considered that by designating the site as a Local Green Space it would not add further meaningful benefit or protection because the existing designations combined, strongly preclude any inappropriate development of this site.</i> |



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| Site name and/or address | Oxleys Coppice |
| Is the site allocated for development or subject of a planning permission? | No the site itself is not subject to any current application for development and it is not being considered for development within the emerging Fareham Local Plan 2037. |
| Is the site already protected from development? | Yes- the site is part Ancient Woodland and a designated SINC. |
| Is the site in reasonably close proximity to the community it serves? | Yes it is just south of the main urban area of Fareham. |
| Is the site local in character? Or is the site an extensive tract of land? | The site is a small area of ancient woodland which is local in character. |
| Is the site demonstrably special to the community it serves or of particular local importance? | Evidence was submitted to the Council stating this site's value for recreation and beauty in particular. A site visit found a small remnant of Ancient Woodland, used well by walkers (particularly around the outskirts of the woodland) in the local area. There is also good wildlife value to this site. The woodland forms a valuable natural feature in an otherwise largely flat agricultural landscape. Despite the regular use of by walkers and nearby busy roads, the site retains a strong degree of tranquillity. |
| <u>Recommended for Designation?</u> | <i>Yes. Evidence submitted to the Council and supported by a site visit indicated that the site is a valuable landscape resource in this area. The site itself has no PRowS however, it forms the backdrop to peaceful, enjoyable walks in this area. The site is already recognised as being valuable for wildlife as evidenced by its SINC and Ancient Woodland designations. Whilst these two designations preclude inappropriate development, there isn't the combined strength of designations such as at Holly Hill Country Park, Titchfield Haven and Kites Croft; leaving the site potentially vulnerable to encroachment by development which could damage and erode its wildlife and beauty value. It is therefore considered that this site should be designated a Local Green Space particularly for its beauty and wildlife value.</i> |





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| Site name and/or address | Dore Avenue/ Harting Gardens Open Space |
| Is the site allocated for development or subject of a planning permission? | No, the site itself is not subject to any current application for development and it is not being considered for development within the emerging Fareham Local Plan 2037. |
| Is the site already protected from development? | Yes- the site is designated as Open Space |
| Is the site in reasonably close proximity to the community it serves? | Yes the site is within the urban settlement of Portchester and serves the residents surrounding Dore Avenue. |
| Is the site local in character? Or is the site an extensive tract of land? | Yes the site is local in character |
| Is the site demonstrably special to the community it serves or of particular local importance? | Evidence has been submitted to the Council indicating that the site is well used for recreation, relaxation and for holding community gatherings such as street parties and BBQs. A site visit confirmed the site is well used by residents for informal recreation and leisure with several groups of people sat on the grass with chairs and blankets and children playing football. The site benefits from striking views out over Portsmouth and Portsmouth Harbour. It is considered that the area of open space around Harting Gardens is of less quality and significance than the rest of the Dore Avenue Open Space. As such, it is suggested that a distinction is made between the two and that Dore Avenue qualifies for Local Green Space designation but Harting Gardens does not. |
| <u>Recommended for Designation?</u> | <i>Yes- the Dore Avenue is a valuable area for recreation in this part of Portchester as evidenced by resident's submissions and supported by a site visit. The views from this site over Portsmouth and Portsmouth Harbour are beautiful and must be one of the main reasons why lots of people come to relax and enjoy this site. It is considered that this site should be designated a Local Green Space for its beauty and recreational values.</i> |



Dore Avenue



Harting Gardens



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|---|--|
| Site name and/or address | Mulberry Avenue Open Space |
| Is the site allocated for development or subject of a planning permission? | No, the site itself is not subject to any current application for development and it is not being considered for development within the emerging Fareham Local Plan 2037. |
| Is the site already protected from development? | Yes- existing Open Space designation |
| Is the site in reasonably close proximity to the community it serves? | Yes the site is situated within Stubbington Ward and surrounded by the residential housing. |
| Is the site local in character? Or is the site an extensive tract of land? | The site is local in character |
| Is the site demonstrably special to the community it serves or of particular local importance? | Evidence submitted to the Council indicates the site is well used by the local community for informal recreation and relaxation, BBQs are also said to have been held in the summer and the area has been used to hold street parties such as those for the queen's diamond jubilee celebrations. A site visit during the week revealed one person sitting relaxing in the open space and several dog walkers were also making use of the site. The site is bordered by a scattered mix of mature trees and planted vegetation making it quite an attractive open space. The site felt safe and tranquil, bird song often being the only sound being heard. |
| <u>Recommended for Designation?</u> | <i>Yes. There is sufficient evidence to suggest that this site is demonstrably special to the local community particularly reasons for tranquillity and for its importance for community gatherings and informal recreation as evidenced by resident's submissions and further supported by a site visit. The site is made up of improved grassland but has several mature trees, bushes hedges which have the potential to support wildlife in an urban setting (at least one bush supported nesting bird species). These two particular factors help to make the site stand out from other LGS submissions of a similar type (i.e. those also with informal grassland). It is considered that this site should be designated a Local Green Space primarily for tranquillity and for its importance for community gatherings and informal recreation.</i> |





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| Site name and/or address | Cowdray Open Space |
| Is the site allocated for development or subject of a planning permission? | No, the site itself is not subject to any current application for development and it is not being considered for development within the emerging Fareham Local Plan 2037. |
| Is the site already protected from development? | Yes- existing Open Space designation |
| Is the site in reasonably close proximity to the community it serves? | Yes the site is situated within Stubbington ward and surrounded by residential housing. |
| Is the site local in character? Or is the site an extensive tract of land? | The site is local in character. |
| Is the site demonstrably special to the community it serves or of particular local importance? | Evidence submitted to the Council indicates the site is well used by the local community for informal recreation and relaxation. It has also been used to hold street parties/ celebrations. A visit to the site showed it is predominantly improved grassland with some scattered trees and a grass bank. There is evidence submitted to suggest that wild plants are planted on the grass bank by the Council/ the community although these were not present at the site visit (carried out in May/June time). The site visit also showed that Plymouth Drive/ Old Street is a relatively busy through road for vehicular traffic which detracts from the site's tranquillity. A site visit did not record any users at the site however, this does not mean it is not well used. A parked car was also recorded on the open space which detracts from its beauty. |
| <u>Recommended for Designation?</u> | <i>No. It is clear the site has been used in the past by the community. However the site visit did not record any users at the time. The site is improved grassland and a few scattered trees and a parked car onsite meant there wasn't anything demonstrably special in terms of beauty which makes it stand out from other open</i> |

spaces in the area. Tranquillity is somewhat lost by the volume of traffic that uses Plymouth Drive/Old Street as a through road and the site does not offer any special wildlife value. It is considered that this site does not meet the criteria for Local Green Space designation.



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| Site name and/or address | Plymouth Drive Open Space |
| Is the site allocated for development or subject of a planning permission? | No, the site itself is not subject to any current application for development and it is not being considered for development within the emerging Fareham Local Plan 2037. |
| Is the site already protected from development? | Yes- existing Open Space designation |
| Is the site in reasonably close proximity to the community it serves? | Yes the site is situated within Stubbington ward and surrounded by residential housing. |

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| Is the site local in character? Or is the site an extensive tract of land? | The site is local in character. |
| Is the site demonstrably special to the community it serves or of particular local importance? | Evidence was submitted to the Council stating this site's value for recreation and relaxing. A visit to the site showed this is likely to be the case as there were several dog walkers and children playing football. There is one basketball hoop and goal mouth however these facilities are nothing to say that it is demonstrably special for sport and recreation. The site is open improved grassland (playing field) which detracts from its beauty despite being bordered by mature trees. Plymouth Drive is well used by vehicular traffic which detracts from its tranquillity. |
| <u>Recommended for Designation?</u> | <i>No – whilst the site is clearly well used for recreation, there is nothing to suggest that it is demonstrably special compared to other open spaces in Stubbington. Plymouth Drive is well used by Vehicular traffic including buses which meant the site was not particularly tranquil. There is insufficient evidence to support any of the other criteria in the NPPF meaning the site is not considered demonstrably special for beauty, historic or wildlife values and should not be designated as a Local Green Space.</i> |



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| Site name and/or address | Addison Road/ Stalybridge Close |
| Is the site allocated for development or subject of a planning permission? | No the site itself is not subject to any current application for development and it is not being considered for development within the emerging Fareham Local Plan 2037. |
| Is the site already protected from development? | Yes- the site already benefits from existing Open Space and Blanket Tree Preservation Order designation. |
| Is the site in reasonably close proximity to the community it serves? | Yes – adjacent to the residential areas in north Park Gate |

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| Is the site local in character? Or is the site an extensive tract of land? | Site is relatively local in character |
| Is the site demonstrably special to the community it serves or of particular local importance? | The site is predominantly woodland with a small area of partially managed semi-improved grassland. Whilst there is no current formal nature conservation designations, it is likely there is some wildlife value present whether it is enough to make it demonstrably special is unclear. There are no designated PRoWs on the site although there are informal paths run through the site as well as the creation of informal bike jumps within the woodland. A site visit showed some evidence of fly tipping and rubbish being left which detract from its beauty. No users of the open space were recorded at the time on the site visit. Furthermore, the overgrown unmanaged nature of the site coupled with evidence of rubbish and fly tipping leaves the visitor not feeling particularly safe on their own. The presence of the adjacent motorway and railway means it is also not tranquil. There is potential however, for the site to be made into a valuable area of natural greenspace for the local community. |
| <u>Recommended for Designation?</u> | <i>No- While of some value locally for recreation as evidenced by the resident's submission, this was not support by a site visit. The site did not feel particularly safe or welcoming for recreation. There is insufficient evidence to support any of the other criteria in the NPPF meaning the site is not considered demonstrably special for beauty, recreation, historic or wildlife values and should not be designated as a Local Green Space.</i> |



The majority of sites submitted to the Council were already designated as Open Space on the adopted Policies Map and therefore were already protected within the adopted Local Plan and the NPPF under policies relating to Open Space. As shown, there was a relatively wide spatial spread of sites submitted to the Council for consideration, covering most parts of the Borough.

The Council is mindful that the assessment of Local Green Space designation is a subjective process particularly when making judgements about whether a site is 'local in character' and 'of particular local importance'. This makes taking a consistent approach to assessing sites challenging, as the assessment against some

criteria is largely based on the information submitted by those promoting the designation. Officers have been very mindful of the need for a consistency when making initial assessments of sites, and subsequently reviewing them.

Whilst there was a wide spatial spread of sites that was submitted for consideration, the whole process relies on sites to be submitted to the Council by community groups or member of the public. As a result, there are some parts of the Borough where no sites have been submitted and other areas, often where there has been a recent increase in new development or threat of development, which have had a large number of sites submitted.

Conclusions and Recommendations for Designation

Based on the assessment of all sites, 3 sites are recommended for designation as Local Green Space:

| Site Name | Ward |
|--|------------------|
| Mullberry Avenue Open Space | Hill Head |
| Oxleys Coppice | Stubbington |
| Dore Avenue/ Harting Gardens Open Space. | Portchester East |

The assessment found that designating some sites as Local Green Space would not provide any additional protection because they already benefited from a variety of strong protections against inappropriate development. Other sites assessed did not appear to fulfil the criteria for designation as set out in the NPPF on the evidence available to the Council. It was found that they were either: a large tract of land, or generally failed to demonstrate enough evidence to suggest that they met the criteria of being demonstrably special to the local community.

Inappropriate Exceptions for Development on Local Green Space

Paragraph 101 of the NPPF sets out that policies for managing development within Local Green Space should be consistent with those from Green Belts.

Paragraphs 145, 146 and 147 set out that development within the Green Belt should be considered inappropriate other than a number of exceptions.

While the forms of development listed below would not conflict with the purposes of the Green Belt at a strategic level, they would conflict with the purpose and reasons for designation of Local Green Spaces. As such, it would not be appropriate for these to be included as exceptions to a restriction on development in Local Green Space.

- Limited infilling within villages
- Limited affordable housing
- Limited infilling or the partial or complete redevelopment of previously developed land whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- Mineral extraction
- Local transport infrastructure which can demonstrate a requirement for a Green Belt location
- Renewable Energy development.
- Development brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Development brought forward under a Community Right to Build Order as a potential exception in the Green Belt would be inconsistent with Local Green Space designation other than for exceptions such as facilities for sport or recreation.

Appropriate Exceptions for Development on Local Green Space

With respect to Local Green Space the following development exceptions apply:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments, as long as it.... does not conflict with the purposes of including land within it;
- The extension and alteration of a building provided that it does not result in disproportionate additions over and above the site of the original dwelling;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- The reuse of buildings provided that the buildings are of a permanent and substantial construction
- Engineering operations (where they are necessary in the interests of public safety or are otherwise compatible with the purpose of the LGS).
- Development brought forward under a Community Right to Build Order for facilities for sport or recreation only.
- Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);