

**Morval Neighbourhood Plan**

**Local Green Space Assessment**

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### **Purpose of Report**

1. This report assesses the merit of various sites nominated for inclusion in the Neighbourhood Plan as local green space, to be subject to Policy 2 in the Plan.

### **Legislation**

2. The NPPF gives parish councils the right to designate small local recreation and amenity areas that are of “particular importance to the community” as ‘local green spaces’ and give them protection in the Neighbourhood Plan. The NPPF states that the green space should be:
  - 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), tranquility or richness of its wildlife; and
  - is local in character and is not an extensive tract of land.
3. In addition to these criteria, Planning Practice Guidance (PPG) states: “Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented”
4. Other designations of land, such as green belt or conservation area status, do not necessarily preclude or support designation as local green space. But it is necessary to consider whether the additional designation is necessary and would serve a useful purpose.

### **Candidate Sites**

5. The list of candidates for assessment as local green space was arrived at by a task group appointed by the Morval Neighbourhood Plan Steering Group. The task group used their extensive local knowledge and applied an agreed interpretation of the criteria of the NPPF. Four sites were identified as potential candidates for designation of a local green space. For each site an appraisal form was completed.

## Appraisal and Conclusions

6. Each of the selected sites has been subject to a survey and assessment. The results of this 'work', carried out in March 2021, is set out in a schedule for each site which can be found in Appendix A to this report (along with a site location map in Appendix B). We have used the information contained on these schedules to consider whether each of the sites meets sufficient of the criteria demanded by the NPPF to merit a 'Local Green Space' (LGS) designation.
7. The NPPF is quite stringent and specific in its criteria relating to LGS designation. It states that "designation will not be appropriate for most green areas or open space" (para. 77). There is now a significance body of 'evidence' of how the criteria are being interpreted by examiners of neighbourhood plans. Some of the criteria have also been tested subsequently in law.
8. As regards it being an extensive tract of land, the PPG states that there is no hard and fast rule about the size of a local green space. It is a judgment call therefore. But the PPG goes on to emphasise that an LGS designation should only be used where "the green area is not an extensive tract of land". There is a no set maximum or minimum size limit, but the site must be 'local' in character. The PPG also states that the blanket designation of open countryside adjacent to settlements will not be appropriate, particularly if designation is being used in a way that undermines the aim of plan-making i.e. identify sufficient land in suitable locations to meet identified development needs.
9. It is generally acknowledged that the application of criteria may differ between settlements depending on their physical size and population. Designated spaces should normally be fairly contained, with clearly defined edges. In applying this criterion to potential local green space in Morval Parish, we asked:
  - does the space or combination of adjoining spaces 'feel' local in character and scale, in respect of the local community that the space serves?
  - Is the proposed space larger than other areas of land in the vicinity?
  - Is it contained with clearly defined edges?
  - Does the space connect physically, visually and socially to the local area?

10. As for being in proximity to the community it serves, we are advised to apply the reasonably close test, which is another judgment call. If public access is a key factor influencing its consideration, the site should normally be within easy walking distance of the community it serves. This may vary depending on the size of the community to which the green space relates, the size of the green space or the value placed on it by the community. The land must not be isolated from the community.
  
11. The third test that needs to be applied is whether the site is demonstrably special to the local community and holds a particular local significance. The examples given in the NPPF are: “because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife”. We have looked for a clear indication that the community cares about the future of the space as a facility or amenity for the community to enjoy. We have taken into account the PPG’s advice that, how a local green space will be “managed in the future is an important consideration, if the features that make it special or locally significant are to be conserved”.

12. The table below has been produced as a means of summarising the assessment findings as they relate to the criteria in the NPPF:

1. Village Green, Widegates
2. Field next to Trenode School
3. St. Wennas Church and churchyard
4. Looe Bindown Golf Course

Morval Local Green Space Analysis 2021										
Site No.	Name	Extensive tract of land?	In proximity to community it serves	Demonstrably Special for:						Should it be designated as a LGS?
				Beauty	Historical significance	Recreational value	Richness of wildlife	Tranquility	Other	
1	Village Green, Widegates	No	Yes			X		X		<b>Yes</b>
2	Field next to Trenode School	No	Yes			X		X		<b>No</b>
3	St Wennas Church and churchyard	No	Yes		X			X		<b>Yes</b>
4	Looe Bindown Golf Course	Yes	Yes	X		X				<b>No</b>

## Recommendations

The draft Policy 2 is worded as follows:

The following areas shown in Appendix 1 are designated as Local Green Spaces:

1. Village Green, Widegates
2. St. Wenna’s Church and churchyard

Development on these Local Green Spaces will only be permitted in very special circumstances.


Based on the surveys and assessments, we make the following recommendations regarding local sites being designated as local green space and therefore subject to policy 2 in the Morval Neighbourhood Plan:

	Candidate Site	Recommendation	Reason
1	<b>Village Green, Widegates</b>	<b>Accept</b>	Integral part of the village and community with Bench, Parish notice board and green space.
2	<b>Field next to Trenode School</b>	<b>Reject</b>	The Parish Council as landowners acknowledge the sites importance to the area but are still considering all options as to how this site can best benefit the Parish. The Council has agreed to publicly consult with parishioners prior to any future plans to amend or improve community facilities on Trenode Field.
3	<b>St. Wennas Church and churchyard</b>	<b>Accept</b>	Historic 13 <sup>th</sup> century church and churchyard, which is the only green space in the vicinity, allowing space for contemplation and relaxation in the open air.
4	<b>Looe Bindown Golf Course</b>	<b>Reject</b>	The Golf club is an extensive tract of land within private ownership, which is clearly separated, from the settlements within the Parish.

Appendix A – Nominated Site Appraisal Forms

Site No. 1	General Information	
Name and address of site	<b>Village Green, Widegates</b> SX2849357987	
Site location plan		
Ownership of site, if known	Parish Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes	
Description/Current Condition	Level grassed area Notice Board Public bench Planting containers	
Community served by the potential LGS	Whole Parish	
Planning History		
Is there currently a planning application for this site?	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  N/A	

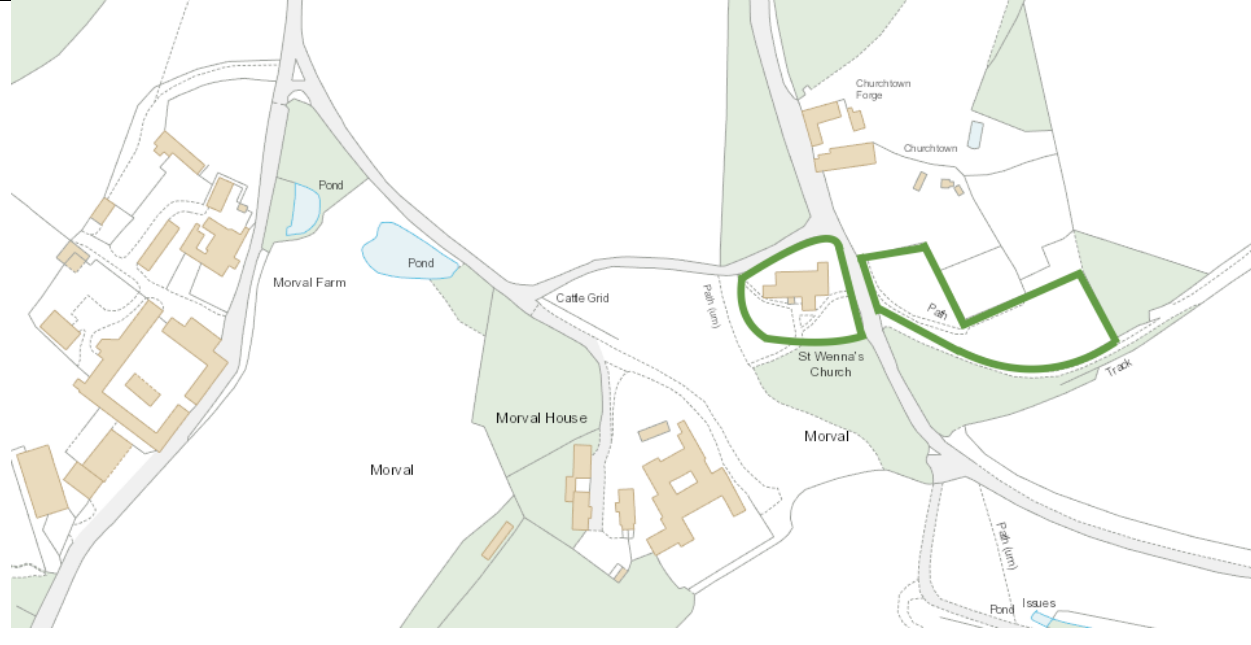



<b>Size, scale and “local nature” of proposed Local Green Space</b>	
Area of proposed site	0.08ha
Is the site an “extensive tract of land”?	No
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Adds to setting of the village
How does it connect physically, visually and socially to the local area?	Open grassed area allowing play space and bench for residents to sit and relax.  Adds to setting of the village
<b>Need for Local Green Space</b>	
Is there a need for a local green space in this location?	Yes
Evidence that “the green space is in reasonably close proximity to the community it serves”	Central to Widegates
Are there any barriers to the local community accessing the site from their homes?	No
<b>Evidence that the green area is “demonstrably special” to the local community</b>	
Evidence of support from Parish Council	Managed and maintained by PC
Evidence of support from other local community groups or individuals	Support highlighted through parish wide consultation
Evidence of support from community leaders	
Evidence of support from other groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	
	

Site No. 2	General Information	
Name and address of site	<b>Field next to Trenode School</b> SX2819058284	
Site location plan		
Ownership of site, if known	Parish Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes. Do not support the designation	
Description/Current Condition	Grassed field.	
Community served by the potential LGS	Whole Parish	
Planning History		
Is there currently a planning application for this site?	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  N/A	

<b>Size, scale and “local nature” of proposed Local Green Space</b>	
Area of proposed site	1.82ha
Is the site an “extensive tract of land”?	No
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Adds to setting of the village
How does it connect physically, visually and socially to the local area?	Adds to setting of the village
<b>Need for Local Green Space</b>	
Is there a need for a local green space in this location?	
Evidence that “the green space is in reasonably close proximity to the community it serves”	
Are there any barriers to the local community accessing the site from their homes?	No
<b>Evidence that the green area is “demonstrably special” to the local community</b>	
Evidence of support from Parish Council	The Parish Council as landowners acknowledge the sites importance to the area but are still considering all options as to how this site can best benefit the Parish. The Council has agreed to publicly consult with parishioners prior to any future plans to amend or improve community facilities on Trenode Field.
Evidence of support from other local community groups or individuals	Importance highlighted through parish wide consultation
Evidence of support from community leaders	
Evidence of support from other groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	



Site No. 3	General Information	
Name and address of site	St. Wennas Church and churchyard SX2603356718	
Site location plan		
		
Ownership of site, if known	Church of England, Diocese of Truro	
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Grade I listed Church and churchyard	
Community served by the potential LGS	Western rural area of the Parish	
Planning History		
Is there currently a planning application for this site?	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  N/A	

<b>Size, scale and “local nature” of proposed Local Green Space</b>	
Area of proposed site	0.62ha
Is the site an “extensive tract of land”?	No
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	13th-century Historic church and churchyard serving the whole Parish.  Adds to setting of the Parish.
How does it connect physically, visually and socially to the local area?	Is the only green space in the vicinity, which allows space for contemplation and relaxation in the open air.
<b>Need for Local Green Space</b>	
Is there a need for a local green space in this location?	Yes
Evidence that “the green space is in reasonably close proximity to the community it serves”	Church and Churchyard serves the dispersed settlement pattern in this part of the Parish
Are there any barriers to the local community accessing the site from their homes?	No
<b>Evidence that the green area is “demonstrably special” to the local community</b>	
Evidence of support from Parish Council	
Evidence of support from other local community groups or individuals	Importance highlighted through parish wide consultation.
Evidence of support from community leaders	
Evidence of support from other groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	
	

Site No. 4	General Information	
Name and address of site	Looe Bindown Golf Course SX2775457834	
Site location plan		
Ownership of site, if known	Private Ownership	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes. Do not support the designation	
Description/Current Condition	Golf Course	
Community served by the potential LGS	Whole Parish	
Planning History		
Is there currently a planning application for this site?	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  N/A	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	32.8ha	
Is the site an “extensive tract of land”?	Yes	

Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Integral part of the community and serving the whole community
How does it connect physically, visually and socially to the local area?	Located on the western side of Widegates  The Golf club is a heath and parkland course set on high ground with panoramic views of the coast and countryside.

**Need for Local Green Space**

Is there a need for a local green space in this location?	No
Evidence that “the green space is in reasonably close proximity to the community it serves”	Located on the western side of Widegates
Are there any barriers to the local community accessing the site from their homes?	No

**Evidence that the green area is “demonstrably special” to the local community**

Evidence of support from Parish Council	Potential designation
Evidence of support from other local community groups or individuals	
Evidence of support from community leaders	
Evidence of support from other groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	The Golf club is a heath and parkland course set on high ground with panoramic views of the coast and countryside.

