

**LOCAL GREEN SPACES IN HISTON & IMPINGTON**  
**INFORMATION ON SITE “Greenleas (Farmstead Close) Community Space”**

Version 14 May 2019

**INTRODUCTION**

This template is for the compilation of information relevant to the designation of a particular site as a Local Green Space (LGS) in the Histon & Impington Neighbourhood Plan. It serves to inform decisions about LGS designation, to provide supporting evidence to the District planning authorities and to inform specific policies and management plans for the site. It is based on the requirements of the National Planning Policy Framework and South Cambridgeshire Local Plan and draws on other guidance documents, as explained in the Histon and Impington LGS Framework paper. It is organised into sections, as listed below, but most sites will be significant for only a couple of the criteria covered.

1. General Information
2. Planning history and legal status
3. Size, scale and “local nature”
4. Need for and proximity/accessibility of Local Green Space
5. Evidence that it “is demonstrably special to a local community”
6. Evidence that it “holds particular local significance for its beauty or tranquillity”
7. Evidence that it “holds particular local significance for its historical or cultural value”
8. Evidence that it “holds particular local significance for its recreational value”
9. Evidence that it “holds particular local significance for the richness of its wildlife”
10. Evidence that it holds particular local significance for other ecosystem services
11. Evidence about the site’s connectivity to other green areas for ecological or recreational purposes
12. Evidence that the green space holds particular local significance for any other reason

**REFERENCE NUMBER OF THIS CANDIDATE LOCAL GREEN SPACE = V3**

**WORKING NAME OF THIS LOCAL GREEN SPACE = Greenleas (Farmstead Close) Community Space**

**DATE of most recent amendment / addition to the dossier = 14 May 2019**

**IN A NUTSHELL (max 100 words), the case for this Local Green Space:**

The provision of open communal space for amenity use was integral to the vision for the Greenleas estate community and since its construction has been reinforced through legal instruments protecting the open spaces from development. The open space, crossed by Parlour Close, is both at the heart of the estate and located where many residents pass daily. It has especial value as a place for informal children’s and young adult’s games, close to homes. With its well-maintained trees, grass and hedge, it creates a safe, pleasing and uplifting environment for the whole community, young and old to enjoy.

**Contributors to this dossier** (with initials to facilitate reference in the sources column):

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	STATEMENTS ABOUT EACH TOPIC	EVIDENCE / SOURCES
<b>1</b>	<b>GENERAL INFORMATION</b>	
1.1	Name(s) and location/address of site. <i>Some sites have several names, in which case mention all known names.</i>	
	Greenleas (Farmstead Close) Community Space. Contiguous open green spaces within the Greenleas estate, alongside Farmstead Close, either side of Parlour Close and abutting Burkett Way.	Whilst not directly relevant, on an internet search it appears that land on the east side of Narrow close is also owned by GEM Ltd. I think this runs alongside Glebe Way. <a href="http://www.suite.endole.co.uk">www.suite.endole.co.uk</a>
1.2	Site location map(s) and photographs <i>The plan can be at any scale but must show location and boundaries of the site. Indicate the scale. Add explanatory text about site location and boundaries in box below.</i>	Has a map been provided? YES Have photos been provided? YES  Attach the map(s) and photo(s) separately.
	Contiguous open green spaces (grass, hedges and trees) within the body of Greenleas estate, alongside Farmstead Close, either side of Parlour Close and abutting Burkett Way.	
1.3	Ownership of site Information on land ownership can be obtained from the <a href="#">Land Registry</a> or local knowledge.	
	Greenleas Estate Management Ltd owns and maintains the communal "amenity" land.	<a href="http://www.suite.endole.co.uk">www.suite.endole.co.uk</a> <a href="https://www.facebook.com/greenleasestate">www.facebook.com&gt;greenleasestate</a> .  Denis Payne did a brief search and found for sure that part of the site (abutting Burkett Way) was owned by GEM. It was assumed the remainder was similarly owned.
1.4	Is the owner aware of the potential designation as LGS? Do they support the designation? <i>Support is highly desirable, but it is possible for a site to be designated as a LGS, even if there are objections from the site owners.</i>	
	The proposal has been discussed with a director of Greenleas Estate Management Ltd (GEM - a successor to the Greenleas Residents Association) who noted informally the land is held as an open area for communal use under a trust deed arrangement. This is perceived by GEM as having similar effect to an LGS designation. A formal response would require taking views from the company members, namely the residents (that is, not just the GEM Board of Directors).	ES

1.5	Organisation(s) or individual(s) proposing the site for LGS designation <i>e.g. the Parish Council itself, a specific community group, or an informal group of residents</i>	
	Histon and Impington Parish Council	
1.6	Community served by the candidate LGS <i>Does the site serve the whole village or a particular geographic sector of it or a particular interest group?</i>	
	The site is primarily used by residents of the Greenleas estate who live near to and around the open area.	
<b>2</b>	<b>PLANNING HISTORY AND LEGAL STATUS</b>	
2.1	Is there currently a planning application for this site? If permitted, could part of the overall site still be used as a Local Green Space?	
	No.	
2.2	Is the site currently allocated for development in the draft Neighbourhood Plan? If development were permitted, could part of the overall site still be used as a Local Green Space?	
	No.	
2.3	Does the site have any existing legal protection of any kind and since when? Or has it ever been proposed for legal protection? <i>e.g. Local Nature Reserve, Village Green, land designated as open access in agreement with the landowner. Also Protected Village Amenity Area PVAA, which is similar to LGS but not as strong in restricting development.</i>	
	The site is protected through legal instruments for use as a communal open space / amenity area. All owners in the estate are legally bound to contribute to the upkeep of the open space.	ES
<b>3.</b>	<b>SIZE, SCALE AND “LOCAL NATURE” OF CANDIDATE LGS</b>	
3.1	Area of proposed site (preferably in hectares)	(No fixed limits. Cotswold District suggests an upper limit of 20ha for LGS designation)
	0.4ha	<a href="https://magic.defra.gov.uk/MagicMap.aspx">https://magic.defra.gov.uk/MagicMap.aspx</a>
3.2	Is the site an “extensive tract of land”? Extensive tracts can’t be designated as LGS but “extensive” is not defined. How large is it in comparison to other groups of fields or areas of land in the vicinity? Does it feel like a local H&I site or something on a larger scale?	
	No. It is a modest area of grass, hedge and trees surrounded by housing.	

3.3	What makes the site “local in character”? <i>How does the site connect physically, ecologically, visually and socially to the local area?</i>	To avoid repetition you may be able to simply refer to other sections of this template e.g. on recreation.
	The site is used by families from the adjacent houses for outside time activities. It also provides a pleasant outlook for residents young and old.	JFP pers obs
<b>4.</b>	<b>NEED FOR AND PROXIMITY/ACCESSIBILITY OF GREEN SPACE</b>	
4.1	Is there a particular need for a Local Green Space in this location? <i>e.g. is there a shortage of accessible green space in this location? Has the need been identified in other assessments or surveys?</i>	Make this specific. General shortage in H&I is described in the framework document.
	At the time the estate was developed (186 houses) in the early 1970s, planning permission was conditional on provision of communal open spaces and amenity areas. The proposed LGS covers the largest tract of contiguous open space provided. The site is especially valuable for being in a quiet location on the doorstep of many family homes. Other village play areas are some distance away (> 600m), making them far less suited for spur-of-the-moment outdoor activity.	JFP internet search
4.2	How far is the site from the community it serves? <i>It should be in “reasonably close proximity” but this is not defined.</i>	It may be helpful to attach a map or diagram showing proximity and access.
	The site is in the middle of the community it serves.	
4.3	Are there any barriers to the community accessing the site from their homes? If so, how could they be overcome? <i>e.g. a busy road to be crossed</i>	
	There are no barriers to entry. Some residents can access the site without crossing any roads; others must cross the generally very quiet estate roads.	
<b>5.</b>	<b>EVIDENCE THAT IT IS SPECIAL TO THE COMMUNITY</b>	
5.1	List the community organisations, societies, local leaders, schools, organisations concerned with health and well-being, groups of residents or other groups, who have expressed support for the protection of this site?	Attach evidence, which could be letters of support, petitions, surveys, council resolutions etc.
	This is a much appreciated open space, the maintenance of which is paid for by the owners on the estate and managed by Greenleas Estate Management Ltd. It is used by families for informal games and appreciated by residents of all ages for being a green lung and, at certain times of the day, for its tranquillity.	ES plus JFP
<b>6.</b>	<b>EVIDENCE OF LOCAL SIGNIFICANCE FOR BEAUTY OR TRANQUILLITY</b>	
6.1	Is this criterion relevant for this site?	If no, go on to the next section
	Yes.	

6.2	If yes, describe briefly the views and other characteristics that contribute to this beauty and/or tranquillity. Why do local people consider it to be of particular significance?	If possible, provide photographic or other evidence.
	Whilst the area is used by families for games, it is also a spot where older residents, in particular at certain times of the day, can enjoy a quiet walk or to look out on. The hedge and trees combine to make this a quiet oasis surrounded by housing.	
<b>7.</b>	<b>EVIDENCE OF LOCAL SIGNIFICANCE FOR HISTORICAL OR CULTURAL VALUE</b>	<b>H&amp;I Historical Society could compile this section, where relevant.</b>
7.1	Is this criterion relevant for this site?	If no, go on to the next section
	No.	
7.2	Describe the associated historic buildings, memorials, gardens, landscape features (e.g. old hedgerows, trees or ponds), cultural activities or relevance to the historic development of the village (e.g. fruit and jam production).	If possible, provide references or other evidence.
	No.	
<b>8.</b>	<b>EVIDENCE OF LOCAL SIGNIFICANCE FOR RECREATION</b>	<b>H&amp;I Walking Group, Histon Hobblers, Cycling Group, youth groups and others could compile this section, where relevant.</b>
8.1	Is this criterion relevant for this site?	If no, go on to the next section
	Yes.	
8.2	Is the site used for playing sport? <i>If so, which sports, involving which sections of the community? Since when has it been used for sport? Is it free or does it require club membership?</i>	
	No.	
8.3	Is the public able to physically access the site? <i>e.g. public rights of way across or adjacent to the site. Has access been allowed hitherto on a discretionary basis? Is there access to the whole site or just part of it? Is there good disabled access? (A site can still be designated even if there is no public access).</i>	
	The site has unrestricted access. Some parts of the site are accessible from the at grade pavement giving good disabled access.	

8.4	Is the site used for walking, dog-walking, foraging (berries etc), birding, nature observation, horse-riding, cycling, youth gatherings, children's games or other informal recreation? <i>If so, how much is it used and by which parts of the community? Since when has it had these uses?</i>	
	The site provides a green open space in the community, adding visual amenity and a place to walk to and through. Its other main use is for informal children's games. It has had these uses since the space was created when the Greenleas estate was developed in the early 1970s. The site attracts urban birds (blackbirds, starlings) giving residents opportunity to feel some closeness to nature.	JN / JFP
9.	<b>EVIDENCE OF LOCAL SIGNIFICANCE FOR RICHNESS OF WILDLIFE</b>	
9.1	Is this criterion relevant for this site?	If no, go on to the next section
	No.	
9.2	What wildlife of interest to the community has been found on the site? <i>Include plants, fungi, mammals, birds, amphibians, invertebrates etc. Explain briefly the use of the site by the species concerned and the conservation requirements. Mention any population trends, supported by monitoring data or anecdotal evidence.</i>	Consider sightings within the past five years. To organise species information, a checklist of potential species will be made available. Additional species can be added, as needed. The checklist and other evidence should be provided as an attachment.
9.3	Are any of the habitats or species found on the site considered to be of special importance? <i>e.g. habitats or species in national or regional lists of priorities or in a biodiversity action plan. Explain briefly the use of the site by the species concerned and the conservation requirements, if not already covered above.</i>	For national and county priority species, see <a href="#">CPbiodiversity</a> . Consider sightings within the past five years. Elaborate further in an attachment, if necessary
9.4	Are there trees with preservation orders in the site? If so, how many, which species and what special characteristics?	Parish Council tree warden could provide the information for this question. South Cambs Local Plan policy NH/7 (paras 6.32-6.33) on ancient woodlands and veteran trees is relevant on this question.
	No	
9.5	What has been the involvement of community members in studying, observing or simply enjoying the wildlife of this site? <i>Have local people been monitoring the site or recording its species and, if so, for how long? Have they produced any data sets, articles, reports, blogs, talks, exhibits etc about any of the wildlife present at the site?</i>	You could attach copies of materials produced, if appropriate.

<b>10.</b>	<b>EVIDENCE OF LOCAL SIGNIFICANCE FOR OTHER ECOSYSTEM SERVICES</b>	There is unlikely to be quantitative data on ecosystem services, but you can make qualitative arguments – as specific as possible. In some cases there may be supporting anecdotal evidence (e.g. of pollinator activity).
10.1	Is this criterion relevant for this site?	If no, go on to the next section
	No.	
10.2	Does the site contribute significantly to flood prevention, absorption of rainwater or maintenance of water quality (by reducing run-off of silt, agrochemicals and other pollutants into water courses)? If so, describe briefly the function and how significant it is likely to be.	Attach supporting documents, diagrams etc, if needed.
10.3	Does the site provide significant habitat for pollinators or for predators valuable in controlling plant pests (especially if near allotments, orchards, gardens)? If so, describe briefly the pollinators and/or predators concerned.	Attach supporting documents, diagrams etc, if needed.
10.4	Does the site contribute significantly as a barrier to noise pollution or air pollution, as a windbreak, or in maintaining a favourable microclimate (e.g. a moist, cool area during hot, dry periods)?	Attach supporting documents, diagrams etc, if needed.
<b>11.</b>	<b>CONNECTIVITY TO OTHER GREEN AREAS</b>	As explained in the Framework document, ecological connectivity is essential for long-term sustainability of the other local values, while connecting sites with vegetated paths greatly enhances recreational value.
11.1	Is this criterion relevant for this site?	If no, go on to the next section
	No.	
11.2	Is the site connected – or potentially connected – ecologically to other green areas? If so, which other areas? Which kinds of wildlife benefit from the connectivity? <i>The connectivity could be physically continuous, e.g. a hedgerow, or depend on sites being close enough for birds or insects to move between them. If the connectivity is weak or only potential, indicate briefly how it could be enhanced e.g. by restoring vegetation alongside a drainage ditch.</i>	Attach a map or diagram to illustrate the connectivity.
	No.	

11.3	<p>Is the site connected – or potentially connected – for recreational purposes to other green areas? If so, which other areas and for which kinds of recreation? Which parts of the community use the connected green areas and how much?</p> <p><i>This will generally be about walking, dog-walking, running, horse-riding and cycling routes, which link green areas in a loop. If the connectivity is only potential, indicate briefly how it could be achieved e.g. by establishing an additional permissive way.</i></p>	<p>Attach a map or diagram to illustrate the connectivity, or simply cross-refer to the ecological connectivity, if the links are similar.</p>
	No.	
12.	EVIDENCE OF ANY OTHER SPECIAL LOCAL SIGNIFICANCE	
	<p>If there is any other special characteristic or local significance relevant to the site’s designation as a Local Green Space but not covered above, please state it here.</p>	
	No.	