

West Wickham Assessment of Green Spaces against NPPF LGS and Local Plan ICF criteria

| Site Name   | Assessment against NPPF criteria for LGS designation         |   |  | Conclusions and recommendations   |
|---|--|---|--|---|
|   | Is it reasonably close proximity to the community it serves? | Is it demonstrably special to a local community and does it hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?  | Is it local in character and not an extensive tract of land? |   |
| Burton End Historic Village Green (Figure 1-A)                      | Yes. It is in the heart of Burton End                        | <p>A historic village green.</p> <p>During the 2019 green spaces consultation with the village, villagers said it was important because of it gives the village its character (82%), it is historically important (66%), it is a wildlife habitat (48%) and for recreational use (30%).</p>   | Yes  | <p>It meets the criteria for LGS designation as per the NPPF.</p> <p>However, following consultation with the landowner, it was decided not to designate this as part of the Neighbourhood Plan. The space already has Village Green status and is in the curtilage of a grade 2 listed building.</p> |
| Land in front of Maypole Croft. (Figure 1-B)                        | Yes. It is in the heart of Burton End                        | <p>It has been an open space since the development of Maypole Croft in the 1970s. Both the Parish Council and residents have planted trees here.</p> <p>During the 2019 green spaces consultation, villagers responded stating it is particularly valued for giving the village character (88%), for wildlife habitat (57%) (trees, hedge and grass) and as part of the green infrastructure network. 97% of consultation responses thought it was important that it should be protected.</p> | Yes.   | It meets the criteria for LGS designation as per the NPPF.  |
| Undeveloped frontage east of Old Vicarage in Burton End ( Figure 2) | Yes. It is at the edge of Burton End.                        | The land behind the frontage is privately owned agricultural land. Views into this open landscape are limited due to high hedgerows. Nevertheless, this undeveloped frontage is an important feature of the eastern entrance into the village. The cottages on the northern side of the High Street face onto this open area.   | Not applicable   | As it is not an open green space as such, rather an undeveloped frontage providing an important setting to the eastern village gateway. It does not meet the criteria for LGS designation as per the NPPF.  |

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|  |   | Together, it makes for an attractive entrance into the village. It can be enjoyed from the highway; from a public right of way (footpath number 18) that traverses the site and from a public right of way (footpath number 17) that runs parallel 100m to the south.  |                |  |
| Undeveloped frontage south of High Street (Figure 3) | Yes. It is in the heart of the village opposite the village hall.         | The land behind the frontage is privately owned agricultural land. Views into this open landscape penetrates into the built-up area connecting it to the rural countryside beyond.<br><br>It has high visual amenity. It can be enjoyed from the three public rights of way (footpath numbers 13,14 & 15) that are accessed from the High Street. Extensive views are also enjoyed from the higher ground along the High Street and from the site of the village hall which is on higher land again.   | Not applicable | As it is not an open green space as such, rather an undeveloped frontage providing high visual amenity to the village it is concluded a Local Green Space designation would not be appropriate. Instead it meets the Local Plan criteria for an Important Countryside Frontage, see below. |
| Green spaces around the Village Hall (Figure 4)      | Yes. It is in the heart of the village and part of the village hall site. | This area consists of recreation field, children’s play area, allotments and a small nature reserve. It is owned by the Parish Council. This is not only highly valued for its recreational use but also for its diverse wildlife habitat. There are hedges, native, ornamental and orchard trees, areas of long grass, wildflower areas and a small pond. A public right of way crosses the area to link with the wider countryside and footpath network. 95% of consultation responses thought this area was valuable for recreation and 98% supported its protection. | Yes.           | It meets the criteria for LGS designation as per the NPPF.   |
| Streetly End existing PVAA between                   | Yes. This is part of Streetly End.  | This is a small area of agricultural land which provides a link to the surrounding countryside. It is crossed by a public right of way. 60% of consultation responses  | Yes            | Although this space is valued by the community and is considered appropriate as a PVAA, this small section of a field is not demonstrably  |

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|   |                                    |   |                |   |
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| Numbers 11 and 31 (Figure 5-A).   |                                    | supported its protection. The most popular justification for this was that it contributed to the character of the village.  |                | special. It does not meet the criteria for LGS designation as per the NPPF.   |
| Streetly End existing PVAA between Number 32 and Mill House (Figure 5-C).   | Yes. This is part of Streetly End. | This area is a group of very attractive dwellings and private gardens inside a Conservation Area with the remains of the early 19th century tower windmill forming a landmark backdrop. All the residential buildings in this area are Listed. 78% of consultation responses thought it was important for contributing to village character and 84% supported its protection. | Yes            | The area is developed and thus it does not meet the criteria for LGS designation as per the NPPF.   |
| Land in front of 29 and 31 Streetly End (bungalows in Streetly End) (Figure 5-B)                                      | Yes. This is part of Streetly End. | A 0.24ha area of grass in front of two post war bungalows. 55% of consultation responses thought it contributed to the character of the village with 66% considering that it should be protected. The land is currently owned by South Cambridgeshire District Council.   | Yes            | Whilst it has amenity value it is not considered that this land is demonstrably special. It does not meet the criteria for LGS designation as per the NPPF.   |
| Streetly End. The frontage between Streetly End Farm and opposite no. 49 (an ICF in the 2018 Local Plan) (Figure 5-D) | Yes. This is part of Streetly End. | The land behind this 125m frontage is privately owned agricultural land. Views into this open landscape are available due to a gaps in the hedgerows. A number of attractive Listed Buildings face into this area. It also provides an attractive backdrop for non-designated heritage assets consisting of a Victorian postbox and 1930s K6 telephone box.                   | Not applicable | As it is not an open green space as such, rather an undeveloped frontage providing character and visual amenity. It does not meet the criteria for LGS designation as per the NPPF. Its Local Plan status as an Important Countryside Frontage is appropriate, see below. |

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| Site Name  | Assessment against Local Plan Policy NH/13 Important Countryside Frontage criteria  |  | Conclusions and recommendations   |
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|  | Does the land have a strong countryside character by:   |  |   |
|  | a. Penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area?  | b. Provides an important rural break between two nearby but detached parts of a development framework?   |   |
| Undeveloped frontage south of High Street between nos 26 and 64 (Figure 3).  | <p>Yes. The land behind this frontage penetrates into the built-up area and provides a strong connection between West Wickham and the surrounding rural countryside.</p> <p>The High Street is on higher ground than the land to the south. This means the views enjoyed from the High Street including and more so from the site of the Village Hall are particularly far reaching and extensive. There are extensive views into this frontage across the agricultural landscape from the surrounding public footpath network and roads. This provides the village with one of its defining, and highly valued visual characteristics.</p> <p>Two rights of way joining the footpath network are accessed from the frontage.</p> | <p>Yes. This frontage also provides a distinct break between two built-up areas inside the development framework south of the High Street. It softens the effect of ribbon development and reflects the historic development of the village.</p> | <p>The entire 400m frontage between 26 High Street and 64 High Street meets Policy NH/13 criteria 1) a. and 1) b. Due to its considerable character, landscape and amenity value it is proposed for designation as an Important Countryside Frontage.</p> |
| Streetly End. The frontage between Streetly End Farm and opposite no. 49 (an ICF in the 2018 Local Plan) (Figure 5-D). | <p>Yes. It sweeps into the settlement area at a point where two roads diverge to form a small green. It forms a break between two built-up areas either side of Streetly End and connects the hamlet to the surrounding countryside.</p>  | <p>No. Streetly End Farm is outside of the development framework.</p>  | <p>This 125m frontage meets criteria 1) a. in Policy NH/13 and is retained.</p>   |

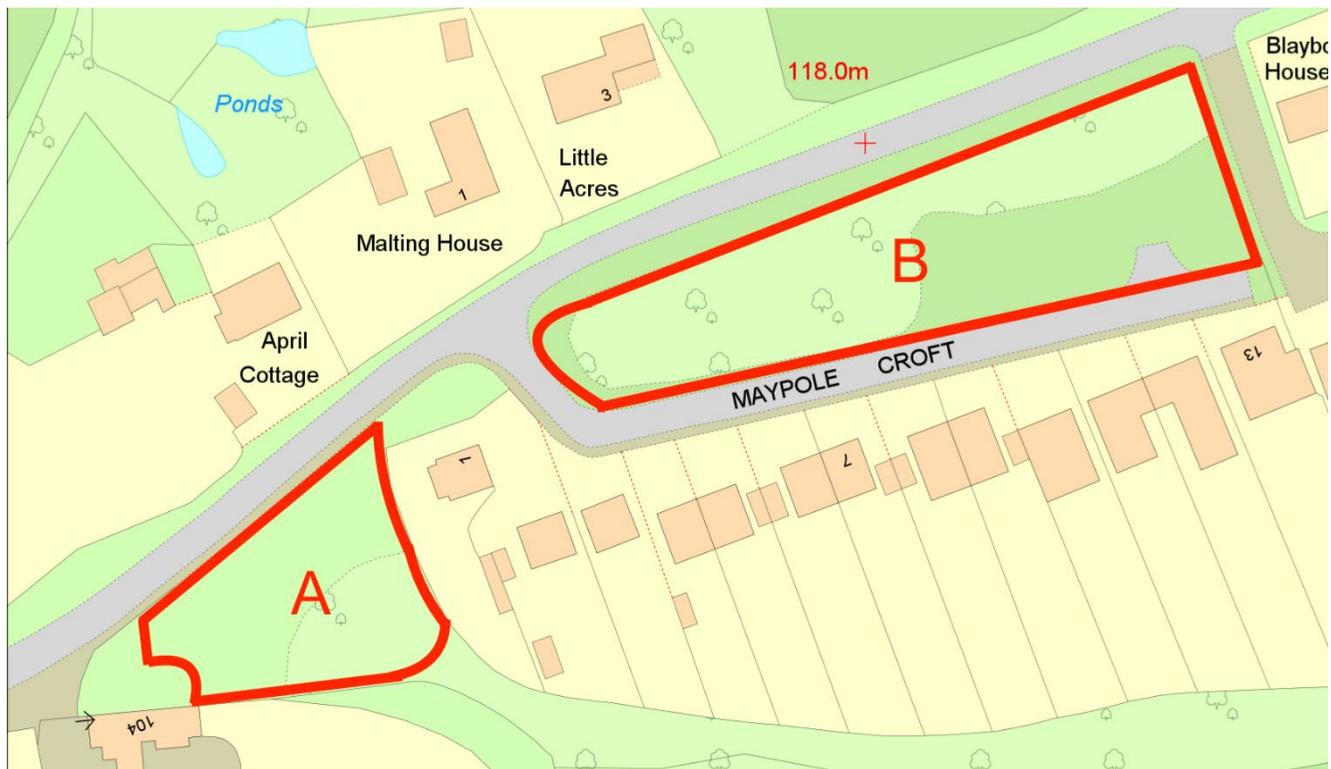


Figure 1: Burton End historic Village Green (A) and land in front of Maypole Croft (B)

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Figure 2: Undeveloped frontage east of the Old Vicarage in Burton End



Figure 3: Undeveloped frontage south of High Street



Figure 4: Green spaces around the Village Hall

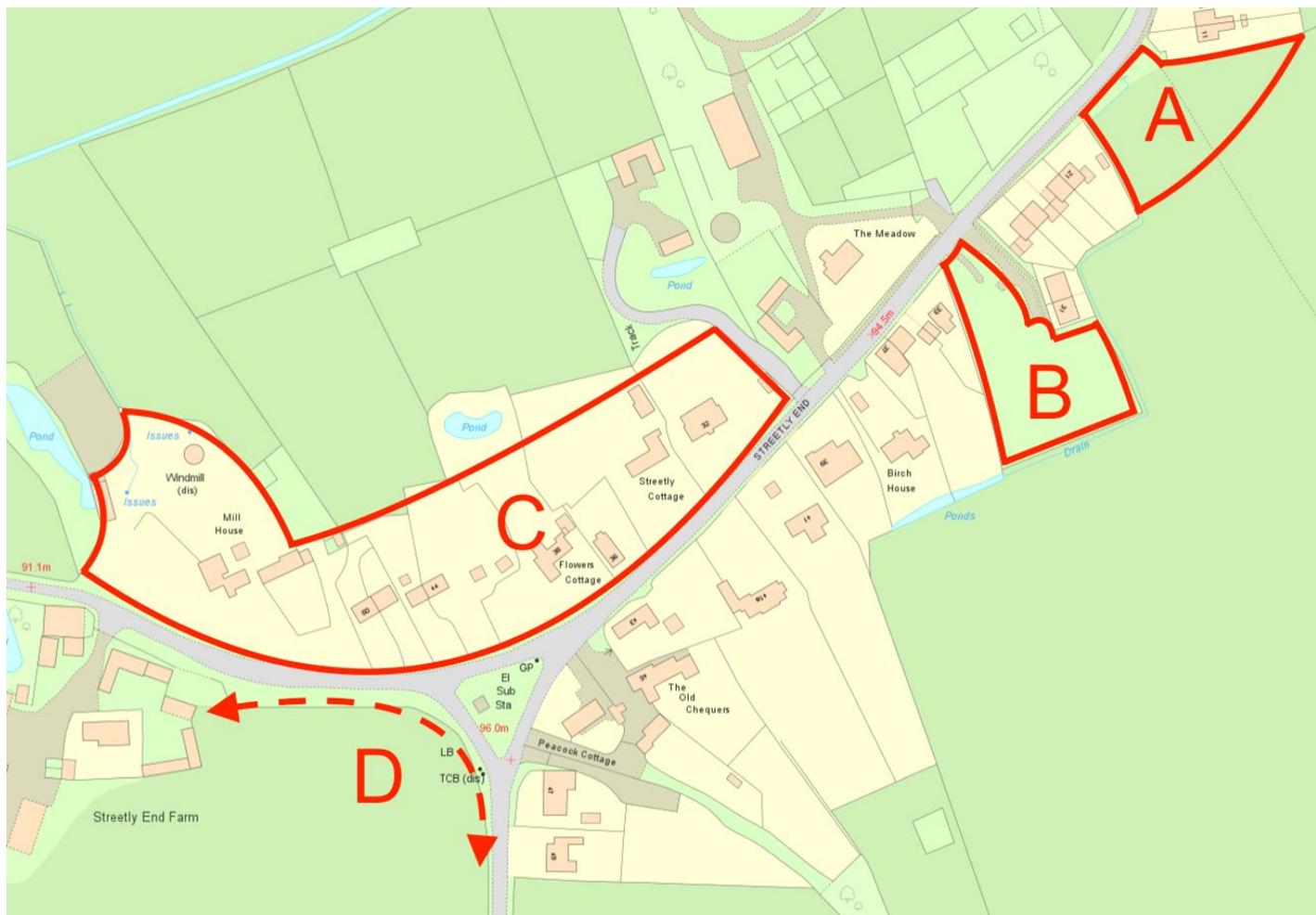


Figure 5: (A) Streetly End existing PVAA between Numbers 11 and 31. (B) Land in front of 29 and 31 Streetly End. (C) Streetly End existing PVAA between Number 32 and Mill House. (D) The frontage between Streetly End Farm and opposite no. 49 (existing ICF).

For further information refer to: <https://westwickham.org/wp-content/uploads/2019/12/WWNP-Green-Spaces-Consultation-Report-Web.pdf>

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