

Reach Neighbourhood Plan

LOCAL GREEN SPACE ASSESSMENT

JUNE 2023

Reach Parish Council

REACH NEIGHBOURHOOD PLAN

LOCAL GREEN SPACES

The parish of Reach has several 'green spaces' that are important to the character of the village and provide an amenity for its residents. Paragraphs 101 and 102 of the National Planning Policy Framework (NPPF 2021) identifies the possibility of identifying green spaces that meet certain characteristics as "Local Green Spaces". The paragraphs state:

101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

102. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

This report provides an assessment of the green spaces in the village against the criteria in paragraph 100 to support the designation of local green spaces in the emerging Beyton Neighbourhood Plan.

The Identified Green Spaces

A list of the green spaces is detailed below. Some of the spaces are grouped together.

- | | |
|---------------------------------------|----------------------|
| 1. Fair Green and verges | 5. Reach Wood |
| 2. The Recreation Ground | 6. The Hythe |
| 3. Reach Pocket Park | 7. The Drying Ground |
| 4. The Community Orchard and 24 Acres | 8. Reach Plantation |

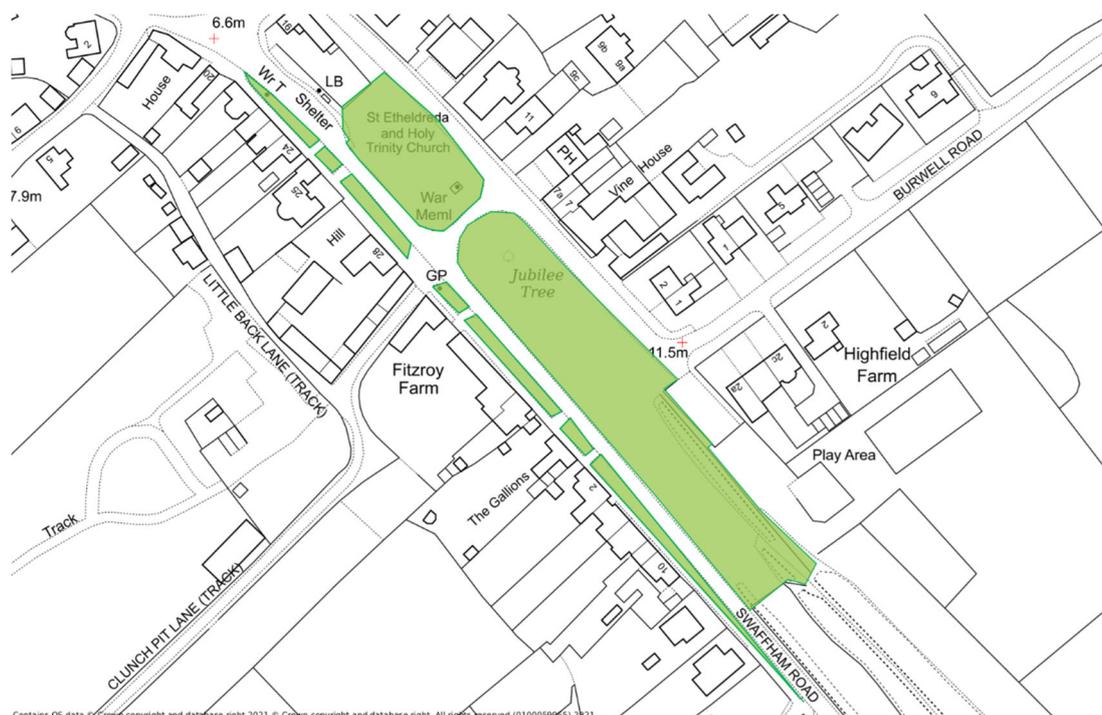
Appraisal

The following pages provide a detailed assessment of the identified spaces to ascertain whether they conform with the Local Green Space definition of the NPPF.

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1. Fair Green and Verges



Site Details	
Description and purpose	Amenity open space
Checklist	
Statutory designations	Within Conservation area. Contains Listed Buildings
Site allocations	None
Planning permissions	No outstanding planning consent
Area	c. 0.6 hectares
Ownership	Reach Parish Council / Cambridgeshire Highways
NPPF Criteria Assessment	
Close to the community it services	Within the built-up area
Public access	Yes
Ecologically significant	No records of significance
Historically significant	The Green is the site of the Reach Fair, granted by charter in 1201.
Demonstrably special to a local community and holds a particular local significance	Provides the heart of the village around which it has grown.
Local in character and is not an extensive tract of land.	The site does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

2. The Recreation Ground



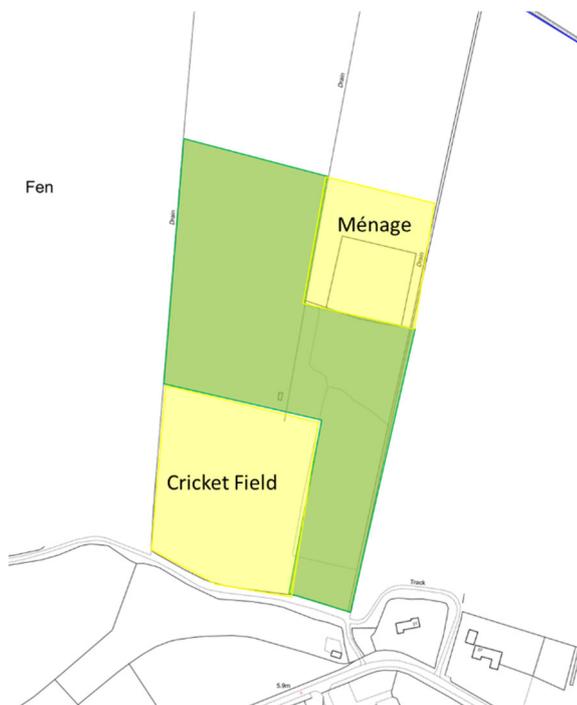
Site Details	
Description and purpose	Recreational open space and play area
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.8 Ha
Ownership	Reach Parish Council
NPPF Criteria Assessment	
Close to the community it services	Centrally located within the village
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	No historic significance
Demonstrably special to a local community and holds a particular local significance	Provides an important area of play
Local in character and is not an extensive tract of land	The site does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

3. Reach Pocket Park



Site Details	
Description and purpose	Designated Pocket Park on edge of village
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	2.8 Ha
Ownership	Cambridgeshire County Council's County Farms estate.
NPPF Criteria Assessment	
Close to the community it services	Easily accessible via public rights of way from edge of village
Public access	Publicly accessible at all times
Ecologically significant	Notable wildlife includes: <ul style="list-style-type: none"> •Reedmace, Black Sedge and Bur-reed •Azure Damselfly, Common Frog and Common Toad •Grey Heron, Jackdaw and Barn Owl
Historically significant	Adjoins Reach Lode which traditionally provided a waterway for goods to be imported and exported from the village.
Demonstrably special to a local community and holds a particular local significance	It forms a network of wildlife important sites around the village and the management of the space is supported by residents.
Local in character and is not an extensive tract of land	It is a self-contained space that provides a distinct traditional fen landscape.
Conclusion	Qualifies for Local Green Space designation

4. The Community Orchard and 24 Acres



Site Details	
Description and purpose	Community Orchard planted in 2013
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	3.4 Ha
Ownership	National Trust
NPPF Criteria Assessment	
Close to the community it services	Located within easy walking distance of the centre of the village
Public access	Publicly accessible at all times
Ecologically significant	Notable wildlife includes: <ul style="list-style-type: none"> • Wild Parsnip, Field Scabious, Hogweed and White Bryony • Golden-bloomed Longhorn Beetle, Red Admiral and Small Skipper • Common Shrew, Roe Deer and Pipistrelle Bat
Historically significant	No significant historical interest. Was created in the 21 st century. 3,550 trees planted on whole site, mainly over one weekend in December 2013 Planting was funded by the Forestry Commission
Demonstrably special to a local community and holds a particular local significance	Part of a larger woodland and meadow on former agricultural land. Half the site leased to Reach Parish Council by the National Trust. Wider site includes a Community Orchard, Cricket Pitch, Ménage and Woodland
Local in character and is not an extensive tract of land	The site is self-contained and does not form an extensive tract of land.
Conclusion	Area coloured green on the map qualifies for Local Green Space designation

5. Reach Wood



Site Details	
Description and purpose	Reach Wood was planted on an arable field in November 1994. It consists of two distinct areas - the northern wooded section and the lower southern section which is a newly created chalk grassland surrounded by some small areas of planting and natural regeneration.
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	4.6 Ha
Ownership	The Woodland Trust
NPPF Criteria Assessment	
Close to the community it services	Easily accessed by public rights of way from the village centre, approx. 200 metres to the north-east
Public access	Fully accessible
Ecologically significant	Records can be found here https://www.wildreach.co.uk/reach-wildlife-resources/reach-wood/
Historically significant	No known significance other than the quarrying for building material
Demonstrably special to a local community and holds a particular local significance	Community planting of 3,200 trees demonstrates its significance
Local in character and is not an extensive tract of land	The area is distinct and does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

6. The Hythe.



Site Details	
Description and purpose	The Hythe lies at the N.W. end of Fair Green. Before encroachment by houses, the green extended as far as the hythe. It consists of a parallel sided promontory of 1½ acres with a pointed N. end projecting into the fens, at the S. end of Reach Lode. It is 160 yds. long and 36 yds. wide, bounded on the W. by a watercourse 20 ft. wide, now a catch-water drain, and on the E. by a 15 ft. wide watercourse leading to a basin. The surface is flat, 3 ft. above the water level. During excavations for a sewage plant in 1968 it was shown to be constructed of some 4 ft. of rammed chalk rubble overlying peat and clay."
Checklist	
Statutory designations	Part of site in Conservation Area
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.45 Ha
Ownership	Reach parish Council / Anglian Water
NPPF Criteria Assessment	
Close to the community it services	On edge of built-up area of the village
Public access	Public right of way on western boundary
Ecologically significant	Notable wildlife includes: <ul style="list-style-type: none"> •Yellow Water-lily, Arrowhead and Marsh Marigold •Willow Emerald Damselfly and Common Hawker •Mute Swan, Kingfisher, Moorhen and Mallard
Historically significant	Yes. Orchard planted in 1953 by pupils at Beyton Secondary School. Some original, local Apple tree varieties still there.
Demonstrably special to a local community and holds a particular local significance	The only Orchard in Beyton, managed by Beyton Environmental Group for the trees, wildlife and education resource.
Local in character and is not an extensive tract of land	The area is distinct and does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

7. The Drying Ground



Site Details	
Description and purpose	Originally the stretch of grass set aside for bleaching and drying clothes, whether spreading off-white linen on the ground to bleach in the sun, or just putting your laundry there to dry, or if you were hanging it on a breezy line. Now a grass area with a few trees.
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.04 Ha
Ownership	Parish Council
NPPF Criteria Assessment	
Close to the community it services	Open access to the public within the village centre
Public access	Fully accessible
Ecologically significant	No known significance
Historically significant	Formerly the village drying ground, as explained above
Demonstrably special to a local community and holds a particular local significance	Part of the visible history of the village
Local in character and is not an extensive tract of land	The area is distinct and does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation

8. Reach Plantation



Site Details	
Description and purpose	1.2ha woodland on former agricultural land planted in 1998 by local volunteers
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	1.2 Ha
Ownership	Cambridgeshire County Council's Farms Estate
NPPF Criteria Assessment	
Close to the community it services	Open access to the public approximately 600 metres from Fair Green
Public access	Fully accessible
Ecologically significant	Important for birds, small mammals, wildflowers and butterflies
Historically significant	No known significance
Demonstrably special to a local community and holds a particular local significance	Planted by the residents of Reach and referred to on https://www.wildreach.co.uk/reach-wildlife-resources/reach-plantation/
Local in character and is not an extensive tract of land	The area is distinct and does not form an extensive tract of land.
Conclusion	Qualifies for Local Green Space designation