



Cheveley Parish Neighbourhood Plan

2023 - 2035

LOCAL GREEN SPACE APPRAISAL
AUGUST 2023

CHEVELEY PARISH COUNCIL

Prepared for Cheveley Parish Council by



August 2023

CHEVELEY NEIGHBOURHOOD PLAN

LOCAL GREEN SPACES

The parish of Cheveley 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 102 in order to support the designation of local green spaces in the Cheveley Neighbourhood Plan.

The Identified Green Spaces

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

- | | | | |
|---|--|---|---|
| 1 | Recreation Ground west of High Street; | 4 | The Paddocks Green at the entrance to The Paddocks; |
| 2 | Pump Green, High Street; | | |
| 3 | Broad Green south of Cheveley Village; | 5 | Open spaces at Meadow Lane within Duchess Park. |

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.

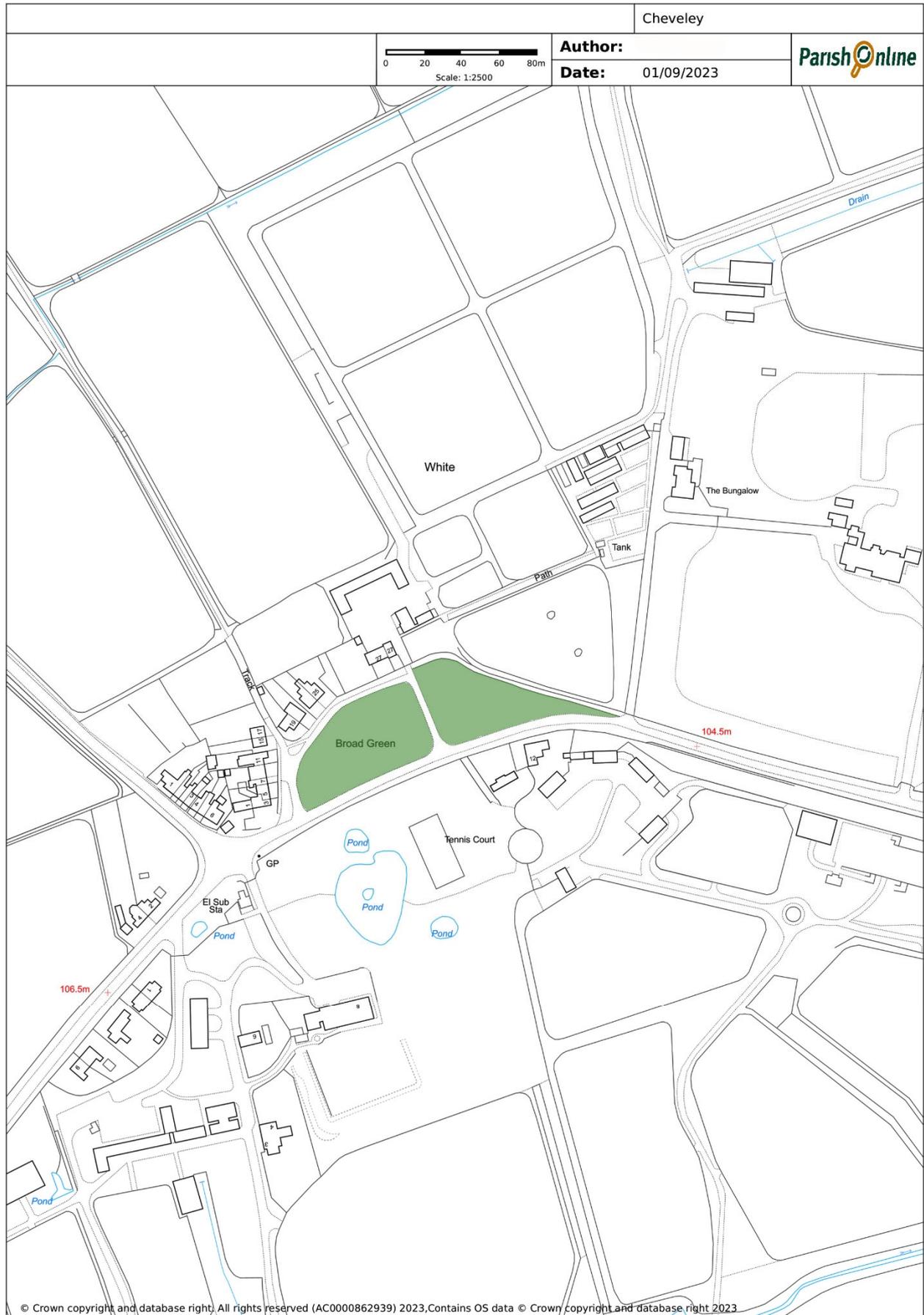
1. Recreation Ground west of High Street



Site Details	
Description and purpose	Parish Recreation Ground
Checklist	
Statutory designation	None
Site allocations	None
Planning permissions	No outstanding planning consents
Area	2.5 hectares
Ownership	Cheveley Parish Council
NPPF Criteria Assessment	
Close to the community it services	In village centre
Public access	Open access at all times
Ecologically significant	Boundary consists of tree belt that provides an important habitat on the edge of the built-up area of the village
Historically significant	No significance recorded
Demonstrably special to a local community and holds a particular local significance	The Recreation Ground is well used and includes a football pitch and changing rooms and a children's play area
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

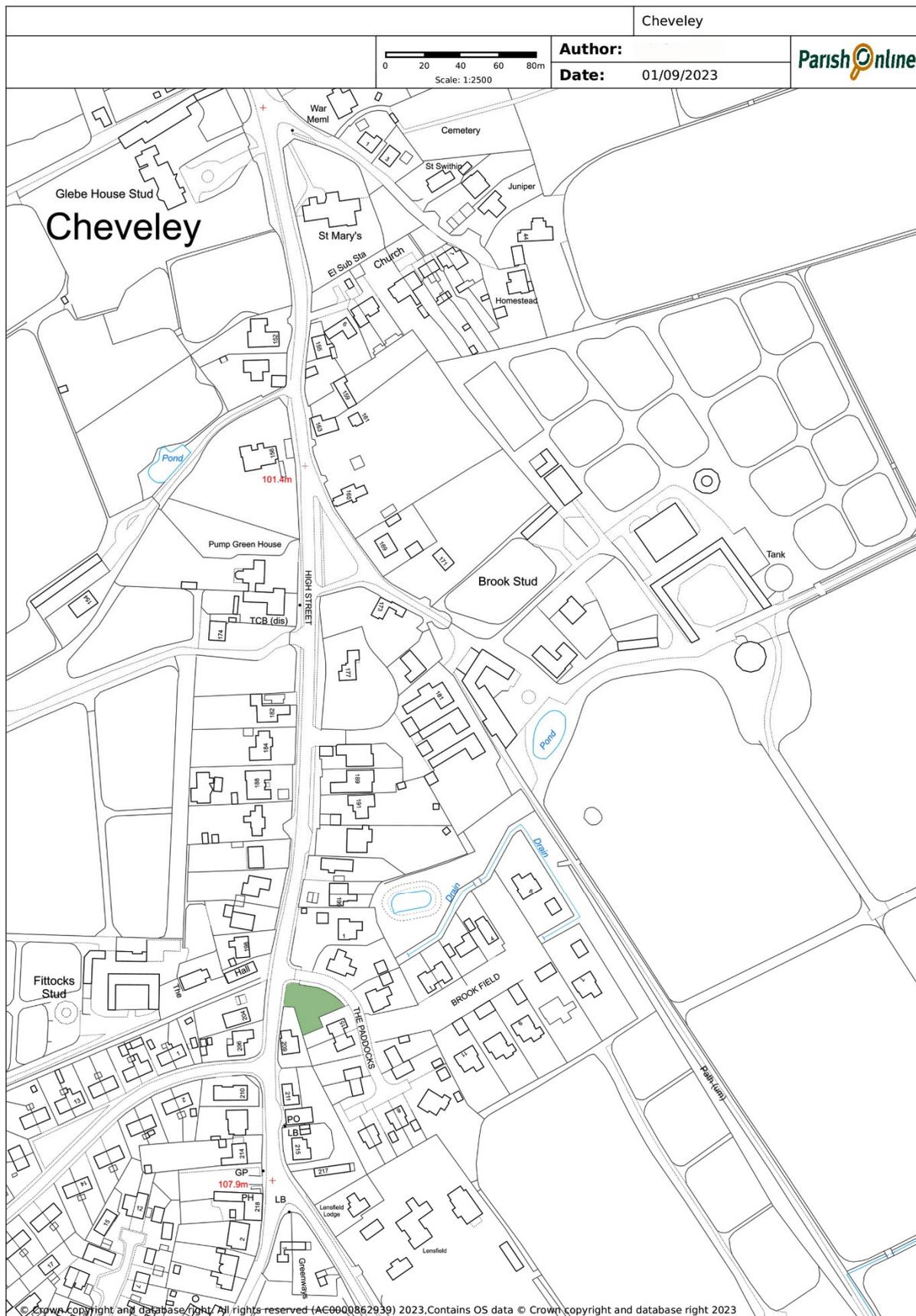
Site Details	
Description and purpose	Open green space in centre of village
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.06 Ha
Ownership	East Cambridgeshire District Council?
NPPF Criteria Assessment	
Close to the community it services	Located in the centre of the village, it provides a bench for seating
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	In Conservation Area and provides a setting for two thatched cottages which are Listed Buildings
Demonstrably special to a local community and holds a particular local significance	The green space makes an important contribution to the quality of the Conservation Area
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. Broad Green south of Cheveley Village



Site Details	
Description and purpose	Large green area, a traditional green that is reflected by the name of this part of the parish
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.52 Ha
Ownership	
NPPF Criteria Assessment	
Close to the community it services	In the centre of the Broad Green hamlet
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	Has existed for many years as is evidenced by the Ordnance Survey Map 1884
Demonstrably special to a local community and holds a particular local significance	The green makes a significant contribution to the character of this part of the village
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

4. The Paddocks Green at the entrance to The Paddocks



Site Details	
Description and purpose	Open space created as part of the development of The Paddocks
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	0.05 Ha
Ownership	East Cambridgeshire District Council
NPPF Criteria Assessment	
Close to the community it services	Within the centre of the village
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	A recently created and has no historic significance
Demonstrably special to a local community and holds a particular local significance	The space makes an important contribution to the character of this part of the village and is in the Conservation Area
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

5. Open spaces at Meadow Lane within Duchess Park.



Site Details	
Description and purpose	Amenity open spaces and play area created as part of the Duchess Park development
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	Total of 4 Ha of five sites
Ownership	East Cambridgeshire District Council
NPPF Criteria Assessment	
Close to the community it services	Forms an integral part of the recent development of Duchess Park with the housing overlooking the spaces.
Public access	Publicly accessible at all times – a bridleway and public footpath passes through Great Knowles Green
Ecologically significant	No records of significance but areas are left unmown and a number of hedgerows and trees have been planted which will provide habitats as they mature.
Historically significant	No historic significance
Demonstrably special to a local community and holds a particular local significance	The areas make a significant contribution to the character of this area
Local in character and is not an extensive tract of land	The sites do not form an extensive tract of land
Conclusion	Qualifies for Local Green Space designation