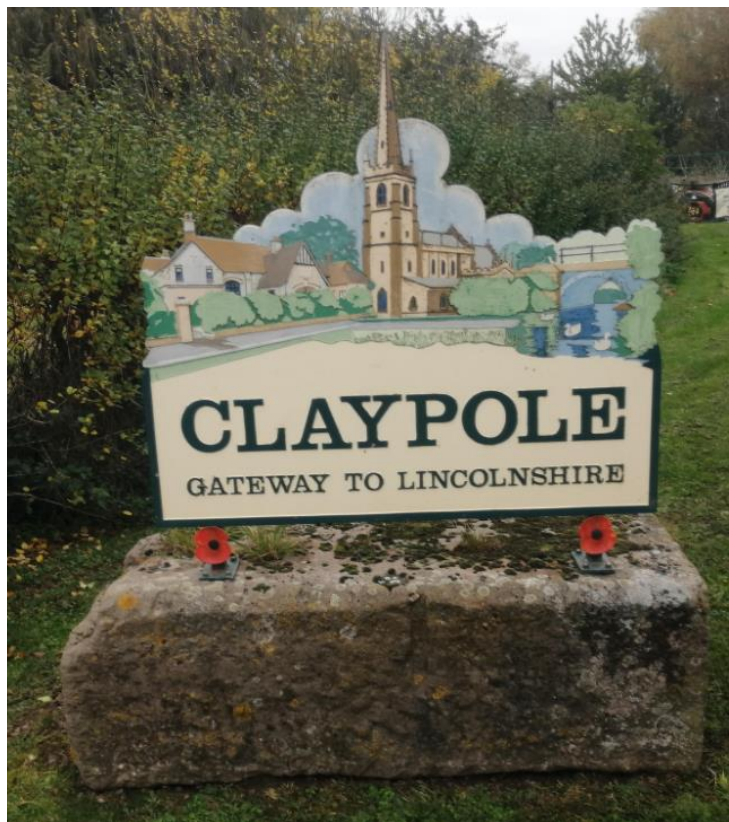


# Claypole Neighbourhood Plan 2021-2036



**Local Green Spaces  
Evidence  
May 2022**

# Claypole Neighbourhood Plan 2021-2036

## Local Green Spaces Evidence May 2022

Submission of the Neighbourhood Plan in accordance with  
Regulation 15 of Neighbourhood Planning Regulations 2012

The Neighbourhood Plan Steering Group (as at May 2022) on behalf of Claypole Parish Council:

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Dave Coxe  
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The Parish Council received professional planning support from NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.



NEIGHBOURHOOD-PLAN.CO.UK

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# Claypole Neighbourhood Plan 2021-2036



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# Introduction

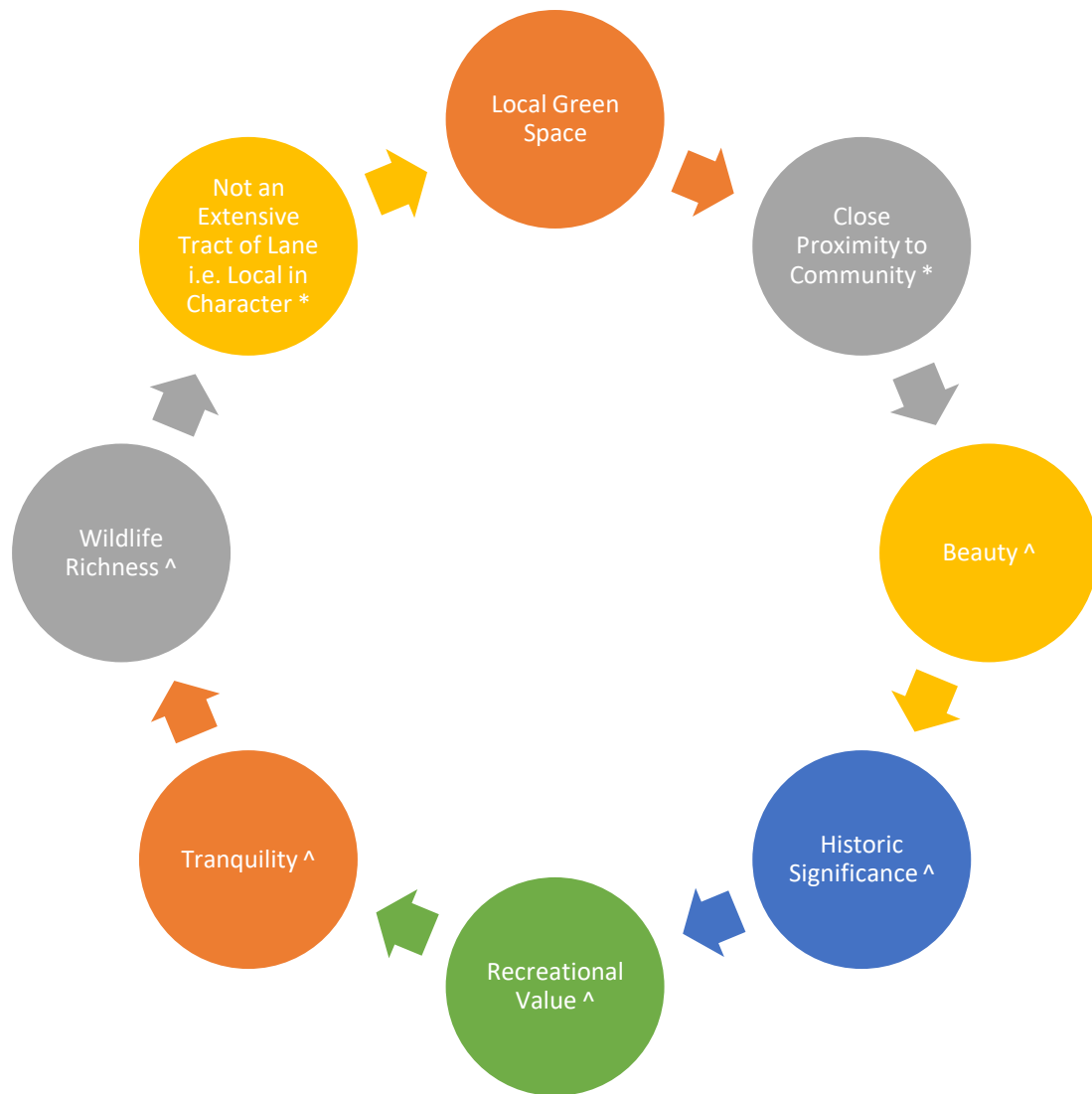
1. In 2012, the Government introduced a new designation of Local Green Space through the NPPF allowing local communities to put forward green areas of particular importance to them for protection. Once designated, planning permission will only be granted for the development of the sites in very special circumstances or if the development clearly enhances the Local Green Space for the purposes it was designated.
2. The sites listed in the policy in the Neighbourhood Plan have been assessed as according with the criteria for Local Green Space as set out in the NPPF as detailed further under the Background section below. A tabular assessment of each of the designated Local Green Spaces against the criteria set out in the NPPF, together with a brief summary of each of the areas is set out in Appendix 1 of the Neighbourhood Plan. However more detail is also set out in the Local Green Spaces Evidence Document (this document) which accompanies the Neighbourhood Plan.

# Background

3. Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:
  - where the green space is in reasonably close proximity to the community it serves;
  - where the green area 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), tranquillity or richness of its wildlife; and
  - where the green area concerned is local in character and is not an extensive tract of land.
4. A total of 18 potential sites were identified by the Steering Group for possible designation as Local Green Space. The initial assessment process was undertaken by Dave Coxe, a member of the steering group on behalf of the Steering Group.

# Brief for Assessment Process

5. The appointed planning consultant who assisted the Steering Group and Parish Council to produce the Neighbourhood Plan provided the Steering Group with a brief to undertake the assessment process, this included a standard Proforma for completion. The brief is included at Appendix 1.



*Note - the criteria marked \* have to be met by all proposed Local Green Spaces; whereas the features marked ^ are optional criteria that can demonstrate why a proposed Local Green Space is demonstrably special to the local community.*

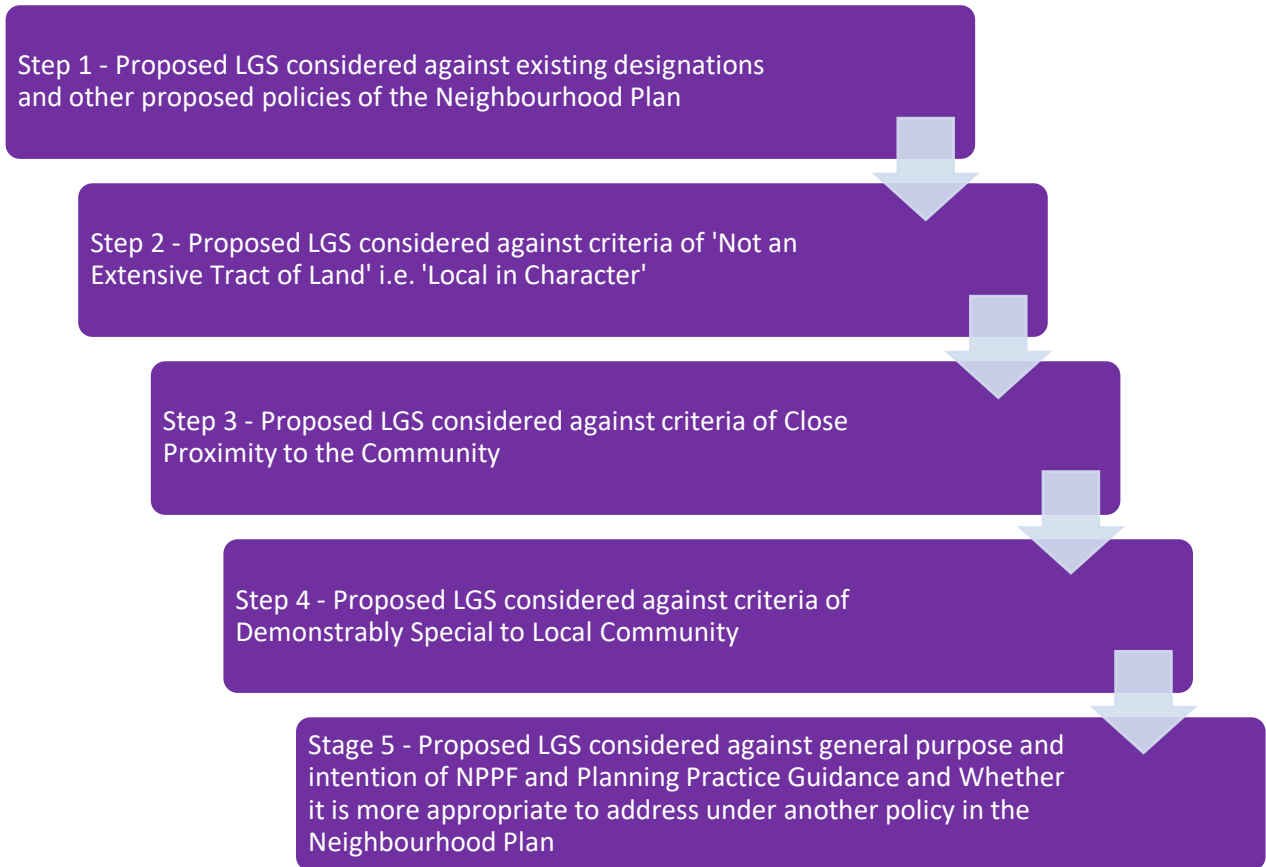
## Initial Assessment Process

6. The initial assessment process was undertaken, this included completion of the standard Proforma for each of the 18 identified potential green spaces for consideration. The 18 sites assessed were:

- A. Wickliffe Park (West)
- B. Wickliffe Park (Central)
- C. Wickliffe Park (East)
- D. Moore Close
- E. Main Street Towards Stubton
- F. Swallow Drive
- G. Corner of Barnby Lane and Welfen Lane
- H. Village Hall Field
- I. Village Hall Play Area
- J. Village Hall Gardens
- K. Village Hall Car Park

- L. Western Gateway on Main Street
- M. Claypole Bridge Common Area & Sheepwash
- N. Hough Lane
- O. Churchyard at St Peter’s Church
- P. Claypole Primary School Playing Fields
- Q. Claypole Community Park
- R. Allotments

## Refinement Process



7. As a starting point each of the 18 identified potential green spaces (LGS) were considered against existing designations and other proposed policies of the Neighbourhood Plan (Step 1) to ascertain what additional value Local Green Space designation could bring:

Potential LGS	Within Settlement or Countryside	Existing Environmental Designations	Existing Heritage Designations	Covered by Other Proposed Neighbourhood Plan Policies
A. Wickliffe Park (West)	Settlement	---	---	N/A
B. Wickliffe Park (Central)	Settlement	---	---	N/A
C. Wickliffe Park (East)	Settlement	---	---	N/A
D. Moore Close	Settlement	---	---	N/A



## Claypole Neighbourhood Plan - Local Green Spaces Evidence

Potential LGS	Within Settlement or Countryside	Existing Environmental Designations	Existing Heritage Designations	Covered by Other Proposed Neighbourhood Plan Policies
E. Main Street Towards Stubton	Settlement	---	Partly adjacent to Listed Buildings	
F. Swallow Drive	Settlement	---	---	N/A
G. Corner of Barnby Lane and Welfen Lane	Settlement	---	---	N/A
H. Village Hall Field	Settlement	---	Village Hall could be considered to be a non-designated heritage asset	Can be protected as a community asset
I. Village Hall Play Area	Settlement	---	Village Hall could be considered to be a non-designated heritage asset	Can be protected as a community asset
J. Village Hall Gardens	Settlement	---	Village Hall could be considered to be a non-designated heritage asset	Can be protected as a community asset
K. Village Hall Car Park	Settlement	---	Village Hall could be considered to be a non-designated heritage asset	Can be protected as a community asset
L. Western Gateway on Main Street	Countryside	Flood Risk	---	N/A
M. Claypole Bridge Common Area & Sheepwash	Settlement/ Countryside	Flood Risk	---	N/A
N. Hough Lane	Settlement/ Countryside	---	---	N/A
O. Churchyard at St Peter's Church	Settlement	---	Within curtilage of Listed Building	N/A
P. Claypole Primary School Playing Fields	Countryside	---	---	Can be protected as a community asset
Q. Claypole Community Park	Settlement/ Countryside	---	---	Can be protected as a community asset
R. Allotments	Countryside	Flood Risk	---	Can be protected as a community asset

### Step 1

8. As a first sift it was considered that no potential LGS should be excluded as a consequence of their existing environmental designation as no sites are subject to any existing

## Claypole Neighbourhood Plan - Local Green Spaces Evidence

environmental designation except flood risk which is not incompatible with LGS use. LGS is principally an environmental designation and it should not duplicate other designations which seek to achieve a broadly similar purpose.

9. A number of the potential LGS sites are potentially covered at least in part by existing or potential heritage designations. In particular the extensive Churchyard at St Peter's Church is within the curtilage of a Grade I Listed Building which already offers considerable protection as part of the setting of the Church. Although principally a built environment designation the specific relationship between a churchyard and its host church means that the open and undeveloped character is likely to be protected in the long-term by virtue of the heritage designation.
10. Planning Practice Guidance (Reference ID: 37-011-20140306) addresses the question: What if land is already protected by designations such as National Park, Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled Monument or conservation area? It states: *"Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space."* It is therefore appropriate to consider whether other designations may render additional LGS protection superfluous.
11. Consequently, it is only proposed to exclude the Churchyard at St Peter's Church as a potential LGS at this stage because of heritage designations.

### Step 2

12. As Step 2 the remaining 17 sites were assessed to determine if any constitute an extensive tract of land. All the sites are relatively small in geographic nature except for the potential LGS at Claypole Primary School Playing Fields which immediately abuts Claypole Community Park.
13. Planning Practice Guidance provides advice on this aspect, it states: *"There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name."*
14. The potential LGS at Claypole Primary School Playing Fields alongside Claypole Community Park measures approximately 3.95 hectares in size; it does not however encircle the settlement and in fact effectively only abuts one side of the settlement. As such it is not considered to fall to be deemed potentially as an extensive tract of land, which in our assessment is referred to as the criterion (is it) 'Local in Character'? Although the judgement of what constitutes an extensive tract of land is a subjective matter, it must be considered in relation to the size of the community of Claypole.
15. No potential LGS sites are considered to represent an extensive tract of land having regard to the advice in Planning Practice Guidance and the size of the host settlement and the wider context. As such no sites are discounted at this stage.

### Step 3

16. In relation to Step 3, it was considered that all of the 17-remaining proposed LGS meet the criteria of being in 'Close Proximity to the Community'. All the proposed LGS are either

## Claypole Neighbourhood Plan - Local Green Spaces Evidence

adjacent to existing housing or within easy walking distance of the community which they are intended to serve. As such no sites are discounted at this stage.

### Step 4

17. Under Step 4 the remaining proposed 17 LGS were assessed by Dave Coxe, a member of the steering group and the appointed planning consultant to determine whether they 'Demonstrate Special Significance' to the community. This is considered against the 5 headings of: Beauty; Historic Significance; Recreational Value; Tranquillity; and Wildlife Richness. These conclusions were reviewed by the whole steering group.

Site	Demonstrably Special Significance				
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness
A			✓	✓	
B			✓	✓	
C			✓	✓	
D			✓		
E					
F			✓	✓	
G				✓	
H	✓	✓	✓	✓	
I	✓	✓	✓		
J	✓	✓	✓	✓	✓
K					
L	✓	✓	✓	✓	✓
M	✓	✓	✓	✓	✓
N	✓		✓	✓	✓
O	<i>Removed at Step 1</i>				
P			✓		
Q	✓		✓	✓	✓
R			✓	✓	

18. In relation to the factors above, the two areas highlighted **yellow**, were not considered to demonstrably meet any of the defined LGS criteria. The 'Village Hall Car Park' is a functional space that does not in itself provide recreational value or have beauty in the same way as the other parts of the village hall grounds. 'Main Street Towards Stubton' is an area of grass verge that contributes to the character and appearance of the eastern gateway into the village. However, it does not in itself provide recreational value, beauty or tranquillity. This could be covered by the character appraisal to be undertaken in the Neighbourhood Plan. As such these two potential LGS were discounted at this stage. All other potential 15 LGS meet the criteria so were carried forward to the next step.

### Step 5

19. Under Step 5 the remaining 15 proposed LGS were assessed to determine whether they meet the general purpose and intention of Local Green Space designation as set out in the NPPF and Planning Practice Guidance. Together with whether it may be more appropriate to look to protect any of the potential LGS under other policies within the Neighbourhood Plan.
20. Land at the Corner of Barnby Lane and Welfen Lane is not really an area of green space in the traditional sense and is already partly eroded by the accesses to the adjacent dwellings. It offers only limited potential for tranquillity and the position on the road

## Claypole Neighbourhood Plan - Local Green Spaces Evidence

junction corner limits its potential for recreational use and other LGS purposes. As such it is not considered to meet the general purpose and intention of Local Green Space designation. It was therefore discounted at this stage.

21. The Claypole Primary School Playing Fields, the Claypole Community Park and the Allotments are considered to be better protected as community assets in the Neighbourhood Plan. As such these have not been taken forward as LGS. In addition, these community facilities are likely to want to explore further built development, for example the Parish Council want to explore new changing facilities at the community park. LGS status would prevent the opportunity for future built development at these sites; this would potentially undermine the continued development of these important community facilities which would not be in the best interests of the local community. These two LGS were therefore discounted at this stage.
22. The Village Hall could also be protected as community asset in the Neighbourhood Plan; also, consideration needs to be given as to whether LGS designation could prevent further built development at the Village Hall. The Village Hall occupies a highly prominent location on Main Street which is densely developed; the open green space at the Village Hall therefore performs an essential role in providing an open focal point in the heart of the village. As such it would meet the criteria for LGS designation. The Village Hall is managed by a trust and has sought to develop its offer by now including a coffee shop.
23. Although there are no firm plans to extend the building or for future new build community facilities; LGS designation would potentially frustrate improvements or developments to the facilities. For example, the car park is in need of improvement and investment and may require expansion as it performs a wider role in providing parking for other facilities in the centre of the village. These three remaining LGS at the village hall were therefore discounted at this stage.
24. The remaining proposed LGS are considered to meet the intention of LGS designation and are therefore proposed to be taken forward into the Neighbourhood Plan. This leaves 8 proposed LGS for inclusion in the Neighbourhood Plan (although it is proposed to group together the three areas on Wickliffe Park A/B/C meaning there are in total 6 proposed LGS), feedback from public consultation will then be taken into account.

### Outcome

25. The table below summarises the outcome of the step-by-step review process:

Summary of Assessment						
Site	Step 1	Step 2	Step 3	Step 4	Step 5	Proposed Local Green Space
A	✓	✓	✓	✓	✓	✓
B	✓	✓	✓	✓	✓	✓
C	✓	✓	✓	✓	✓	✓
D	✓	✓	✓	✓	✓	✓
E	✓	✓	✓	✓		
F	✓	✓	✓	✓	✓	✓
G	✓	✓	✓	✓	✓	
H	✓	✓	✓	✓	✓	
I	✓	✓	✓	✓	✓	
J	✓	✓	✓	✓	✓	
K	✓	✓	✓	✓		
L	✓	✓	✓	✓	✓	✓
M	✓	✓	✓	✓	✓	✓
N	✓	✓	✓	✓	✓	✓

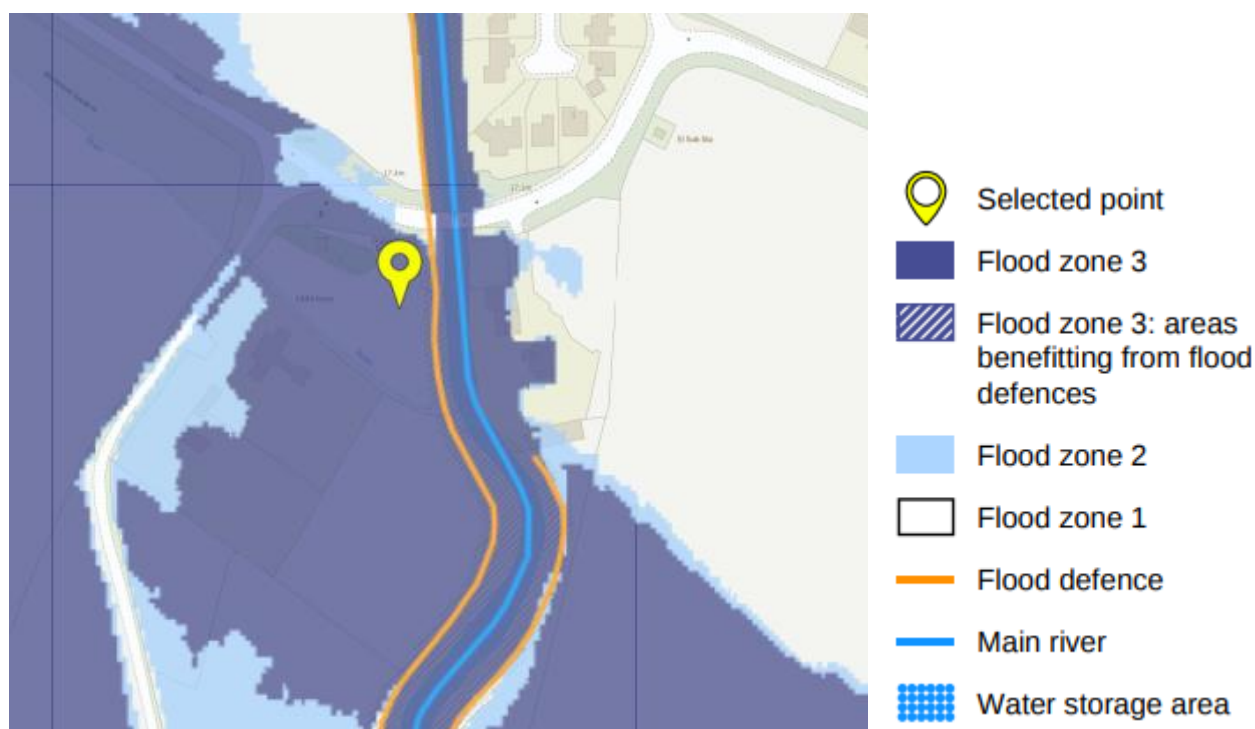
Summary of Assessment						
Site	Step 1	Step 2	Step 3	Step 4	Step 5	Proposed Local Green Space
O	✓					
P	✓	✓	✓	✓	✓	
Q	✓	✓	✓	✓	✓	
R	✓	✓	✓	✓	✓	

## Consultation on Draft Neighbourhood Plan

### Claypole Bridge Common Area & Sheepwash

26. Consultation on the Draft Neighbourhood Plan took place during February and March 2022. Views on the 7 proposed LGS for designation as Local Green Space were sought. The owners of part of the Claypole Bridge Common Area & Sheepwash objected to its identification as Local Green Space. They appear concerned that it may restrict development potential on their land and do not consider that the land meets the criteria for being demonstrably special in terms of significance.

27. However, the land all lies within flood zone 3 and is at medium risk of surface water flooding; this would severely limit any potential for development on the land in any event as built development would almost certainly fail the flood risk sequential test. The land lies in the countryside having regard to the policies in the South Kesteven Local Plan and lies outside of the settlement boundary in the Neighbourhood Plan which further limits any opportunity for development.



Flood Risk Map for Planning © Environment Agency

28. The actual height of the land is not known but the height of Main Street by the land is recorded on the OS plan at 15.8m AOD, visually the land appears slightly lower than the road. If it is actually around a level of 15.8m AOD then it would be at very significant risk

## Claypole Neighbourhood Plan - Local Green Spaces Evidence

of flooding at just 1 in 2 years. Environment Agency data for location UWC\_5373\_int187 on the River adjacent to the site indicates the 1 in 2 year risk level at 16.04m AOD, with the 1 in 5 year risk level at 16.70m AOD. Based on this information it is likely that the land to the west of the River Witham would be deemed functional floodplain as flood zone 3b; if so only water compatible development and essential infrastructure would be acceptable after the sequential test and exception test are passed.

29. In addition, development within 8m of the River Witham would also require separate consent from the Environment Agency under the Environmental Permitting Regulations. The land appears to never have been put forward for development in the SHLAA or a call-for-sites process. The suggestion that the land offers development potential is therefore misguided having regard to existing fundamental planning constraints.
30. The land is collectively part of the western gateway into Claypole Bridge and the wider village beyond; it is also the gateway into the County of Lincolnshire. LGS can be in public or private ownership. The character appraisal in the Neighbourhood Plan identifies this an 'Important Road Gateway'; it also identifies the trees as 'Important Trees or Groups of Trees' together with an 'Important View and Vista'.
31. The overall area has natural verdant beauty arising from the open verges, trees, former sheepwash, common area and lack of built form. This area has historical significance as an important gateway into the village and the County of Lincolnshire.



Gateway into Claypole Bridge

32. The western gateway into the village is in close proximity to the village and the community it serves. It is not an extensive area so is local in character. The Witham at this point has always been a draw for children to wade in during the summer months. This can be seen for example on the July 2021 Google Streetview. The use of the area as a sheepwash has historical significance as part of the long-term connection between the village and the river.
33. Planning Practice Guidance (Reference ID: 37-017-20140306) is clear that land suitable for LGS can be in private ownership. It states: *“Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does*

## Claypole Neighbourhood Plan - Local Green Spaces Evidence

*not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.”*



Aerial View of Claypole Bridge © Crown Copyright

34. The common area cared for by the parish council has picnic tables and is a natural habitat. There are plans to improve the facilities on offer here over the next few years to encourage greater levels of public use. The common area looks over the Witham and the land on the opposite bank, collectively the verdant character, riverbank vegetation and mature trees provides a tranquil area for the community, both local residents and visitors to the Little Acres caravan site, to sit and relax enjoying the natural beauty and providing an opportunity to watch wildlife and feed the ducks.
35. It also provides opportunity for the common area to be used as a picnic area and has steps into the river. The overall LGS is gradually being allowed to be taken back into the natural environment enhancing the opportunity for tranquillity and wildlife richness. Otters have been seen near the bridge on the south-eastern side for example.
36. The Claypole Bridge Common Area & Sheepwash meets the requirements for identification as Local Green Space and will be retained as such.

### **Wickliffe Park (West/Central/East); Moore Close; Swallow Drive; or Hough Lane**

37. South Kesteven District Council is not supportive of LGS designation for Wickliffe Park (West/Central/East); Moore Close; Swallow Drive; or Hough Lane. It considers that the proposed LGS in the housing areas would be protected by Policy OS1 of the Local Plan and

## Claypole Neighbourhood Plan - Local Green Spaces Evidence

that they lack any particular historical significance and have less qualities than other proposed LGS.

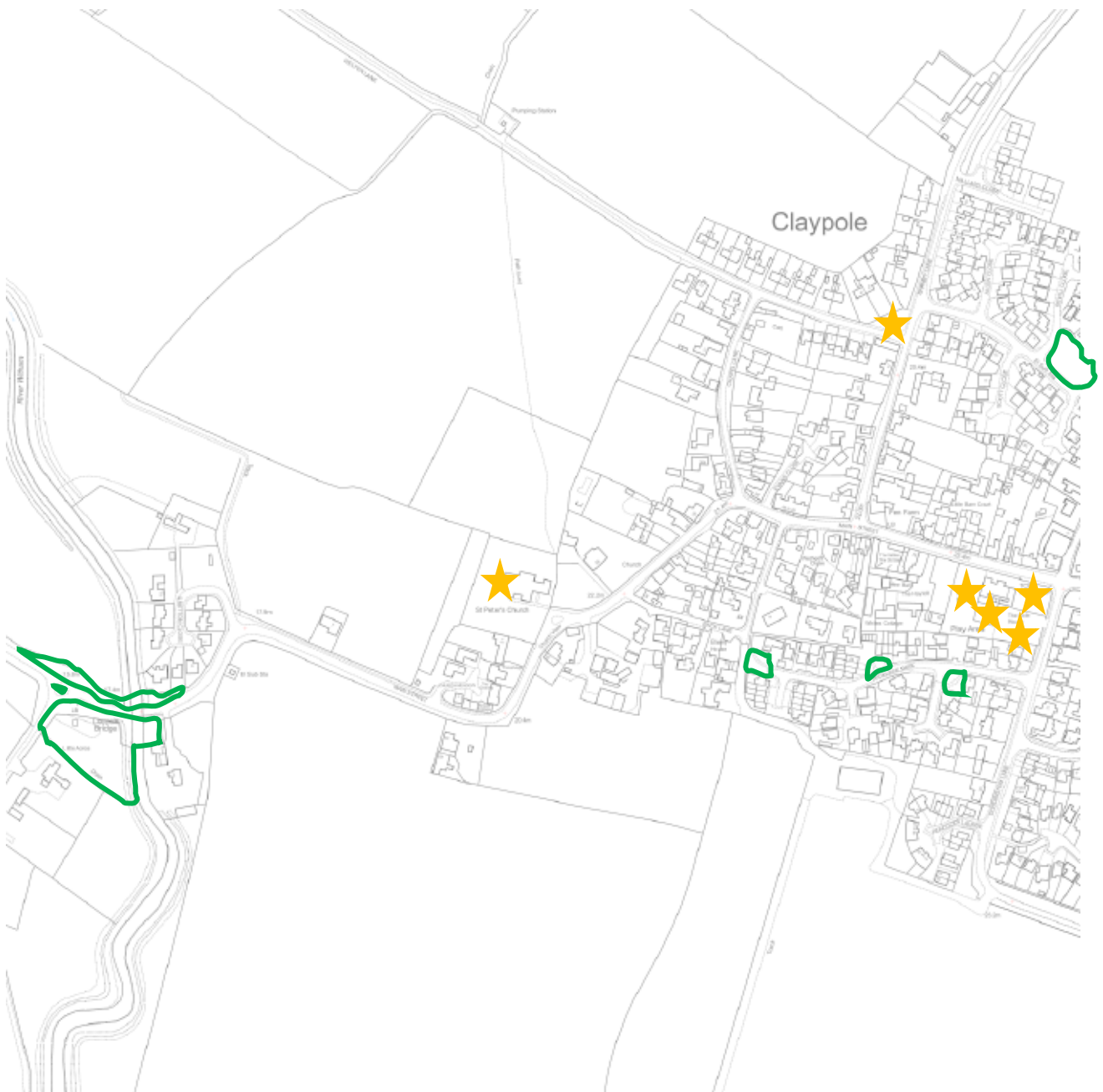
38. Planning Practice Guidance (Reference ID: 37-012-20140306) states: “*New residential areas may include green areas that were planned as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.*” Accordingly, it is reasonable to consider green areas within modern housing areas for potential LGS status.
39. Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. In terms of Claypole, the Parish Council and local residents have a better understanding of what green areas are of particular importance to the local community; than the District Council. Policy OS1 in the Local Plan does not identify on the Policies Map which open spaces it actually applies to; and in addition, it does not secure the long-term retention and protection of green spaces as it allows for their removal under certain circumstances. Policy OS1 therefore gives a lower level of protection than LGS status.
40. The District Council is also misguided in a LGS does not have to have historic significance to be demonstrably special. Paragraph 102 of the NPPF states: “*The Local Green Space designation should only be used where the green space is:... 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;...*” That is a list of example factors which are ‘either/or’ criteria, historic significance is just one potential factor and there is no need for any LGS to meet all of these criteria. The LGS in the modern housing areas provide recreational value and tranquillity.
41. Hough Lane is a well-kept route which has recreational value and offers natural beauty as a quiet road. It has followed the same alignment since before the 1880s OS Maps and has a traditional alignment, form and width that suggests that it may have been a Drivers Road or Enclosure Road that were typically between 40 feet and 90 feet in width. It has kept this form since at least the 1880s and does therefore also have historic significance.
42. The Wickliffe Park (West/Central/East); Moore Close; Swallow Drive; and Hough Lane meets the requirements for identification as Local Green Space and will be retained as such.



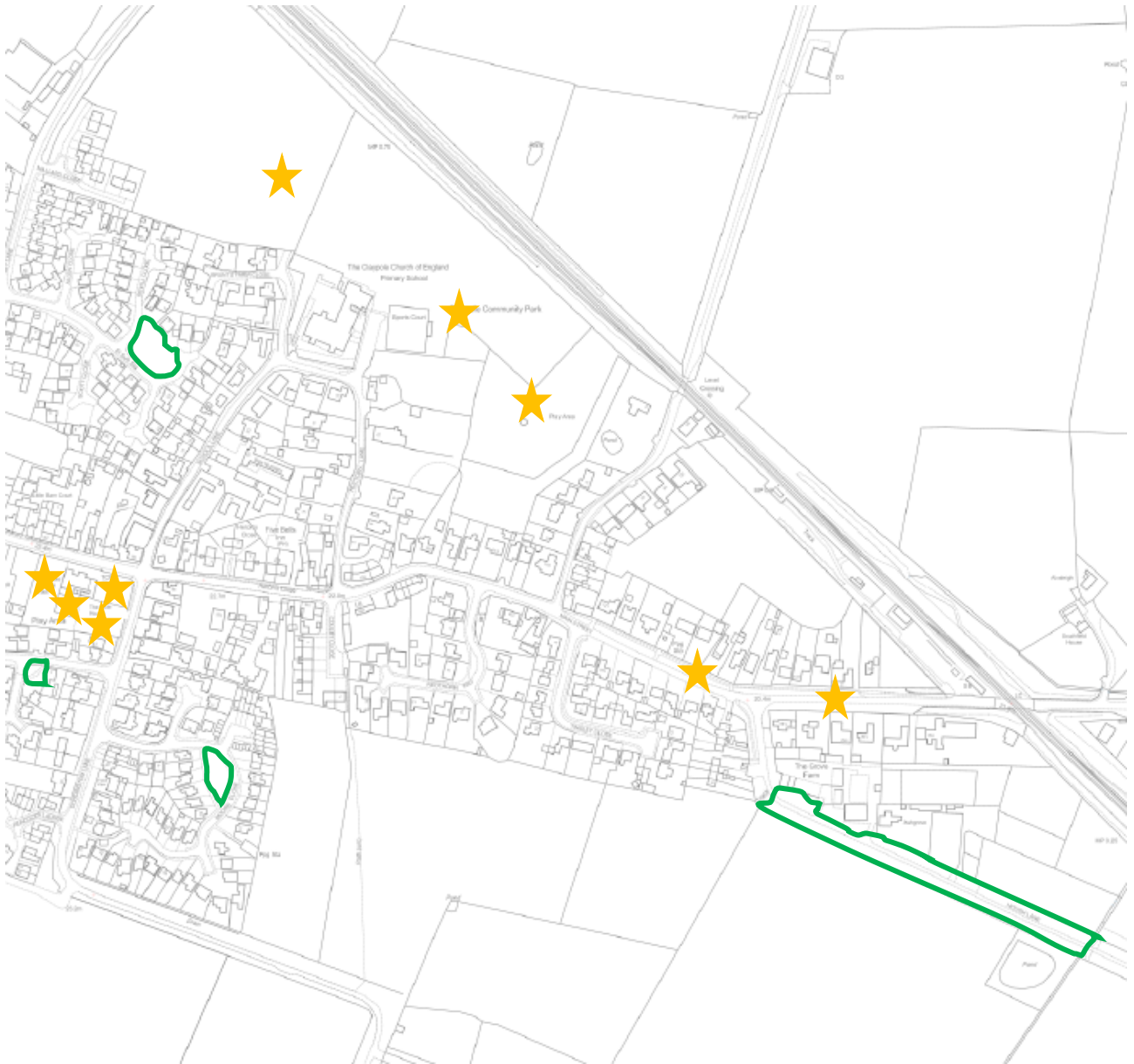
# Proposed Local Green Space in Neighbourhood Plan

43. The 7 proposed LGS for designation as Local Green Space put forward in the Neighbourhood Plan are therefore:



- Wickliffe Park (West/Central/East)
- Moore Close
- Swallow Drive
- Western Gateway on Main Street
- Claypole Bridge Common Area & Sheepwash
- Hough Lane



## Claypole Neighbourhood Plan - Local Green Spaces Evidence



Eastern Map - Local Green Spaces [© Crown Copyright]

-  Proposed Local Green Spaces
-  Areas Considered but Discounted as Local Green Spaces

# Appendix 1 - Brief for Assessment Process

## Claypole Neighbourhood Plan

### Local Green Space

Having regard to the National Planning Policy Framework (NPPF), Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area 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), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

To help take this matter forward I've set out three aspects:

1. The Government Published Planning Practice Guidance;
2. A Proforma to be completed for Each Proposed Local Green Space; and
3. Examples from another Neighbourhood Plan.

Local Green Space could be used on areas already designated, if we think (and can argue) that additional benefit would arise.

### Planning Practice Guidance on Local Green Space

The Government has published Planning Practice Guidance in the form of questions and answers, which I've repeated below to help you understand key elements of the purpose of Local Green Space:

#### **What is Local Green Space designation?**

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

#### **How does Local Green Space designation relate to development?**

Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.

#### **What if land has planning permission for development?**

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.

#### **Can all communities benefit from Local Green Space?**

Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.

#### **What types of green area can be identified as Local Green Space?**

The green area will need to meet the criteria set out in paragraph 77 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green

areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

### **How close does a Local Green Space need to be to the community it serves?**

The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.

### **How big can a Local Green Space be?**

There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 77 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.

### **Is there a minimum area?**

Provided land can meet the criteria at paragraph 77 of the National Planning Policy Framework there is no lower size limit for a Local Green Space.

### **What about public access?**

Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g., green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.

### **Does land need to be in public ownership?**

A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.

### **Would designation place any restrictions or obligations on landowners?**

Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

### **Who will manage Local Green Space?**

Management of land designated as Local Green Space will remain the responsibility of its owner. If the features that make a green area special and locally significant are to be conserved, how it will be managed in the future is likely to be an important consideration. Local communities can consider how, with the landowner's agreement, they might be able to get involved, perhaps in partnership with interested organisations that can provide advice or resources.

## Claypole Neighbourhood Plan - Local Green Spaces Evidence

### Proforma to be completed for Each Proposed Local Green Space

Proposed Local Green Space Name:

Owner if Known:

Has the Owner Been Contacted: Yes/No?

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓						✓

Beauty: Yes/No - Why?

Historic Significance: Yes/No - Why?

Recreational Value: Yes/No - Why?

Tranquillity: Yes/No - Why?

Wildlife Richness: Yes/No - Why?

General Description of the Local Green Space:

Ideally if you can draw a boundary on a map this would be helpful to allow me to better understand the proposed Local Green Space.

## Claypole Neighbourhood Plan - Local Green Spaces Evidence

### Examples from another Neighbourhood Plan:

Set out below are two examples of the summary table and summary description that we then put into the Neighbourhood Plan as an Appendix.

#### Papplewick Dam Wood

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

The River Leen passes through what was once Papplewick Dam. Originally built around 1780 to feed Castle Mill and regulate the flow of water between Papplewick and Bulwell, Papplewick Dam formed an expanse of open water extending to almost 3 hectares. In June 1946, the lake was drained. Two years later, the tipping of refuse commenced and the road was straightened, however the mill building still stands. Thereafter, lush vegetation began to takeover.

In 1985, Nottinghamshire County Council recognised its worth as an ecological habitat and publicly accessible amenity. They entered into an agreement with the owners, Greater Nottingham Co-operative Society, and work got underway in March 1987. The Leen Valley Spadework Team pruned and felled a number of dangerous willow trees. Papplewick Dam remains open to the public throughout the year, with access from Linby Lane.

#### St James' Churchyard

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓		✓		✓

As well as having historic and religious significance, the churchyard is a valuable ecological resource. It is located at the end of Church Lane, accessible from Main Street. It is a fine building in a beautiful setting, with its own special tranquillity. The churchyard was extended in 2015, to provide additional space for burials and the interment of cremated remains. The volunteer group of Churchyard Mowers try to maintain and manage habitats in an eco-friendly way. In the Churchyard stands a magnificent yew which some say date back to the days of the royal decree that yews should be planted in every churchyard to maintain the supply for the famous English Longbow. The tree is about 350 years old. The oak seat surrounding it has been restored.

# Appendix 2 - Final Local Green Space Descriptions

Local Green Space Name: Wickliffe Park (West/Central/East)



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**Owner:** Original Developer (understood not taken over by council due to dispute)

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓			✓	✓		✓

There are three green spaces within the Wickliffe Park development. Although understood to be owned by the original developer, these are maintained by residents.

The eastern area is a small corner plot, grassed and with hedges forming the boundary to the adjoining properties then wrought iron rails to roads, with a path and bench. This is towards the entry into Wickliffe Park. It is used to meet neighbours / dog walkers and chat.

The central area is a formally laid out area of grass designed as a focal point along the streetscene. The western area is at the further point from the entry road and has a path which gives access to back lane, this path is the only other way into Wickliffe Park than the road. It is a smaller grassed area with a footpath leading from Wickliffe Park to Back Lane. It has a bench and is used by those on foot to pass the time of day.

Local Green Space Name: Moore Close



[© Crown Copyright]

**Owner:** Lincolnshire County Council

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓			✓			✓

Historically the green has always been mown and kept by Moore Close residents as a space for smaller children to play and socialise, whilst being within sight of the neighbours. In 2012 the residents erected a marquee and held a Queen’s 60<sup>th</sup> Jubilee party. The green was within the initial phase of Moore Close so has been played on for approximately 28 years.

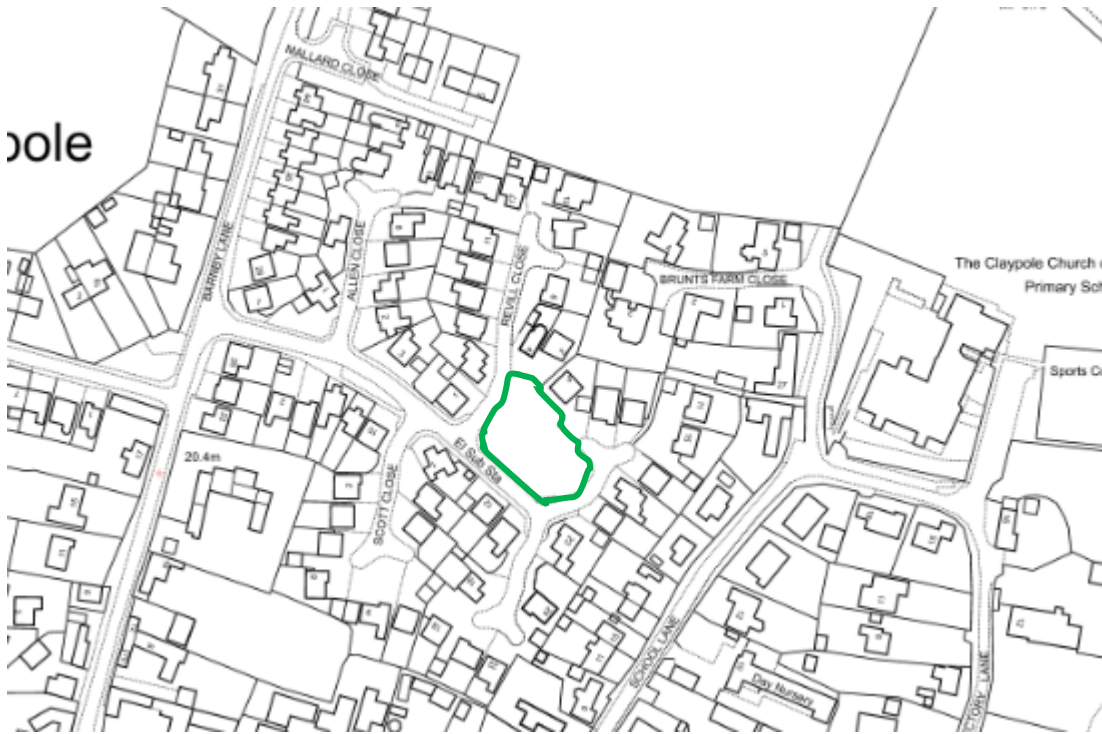
Residents believed the green belonged to the parish council until January 2020, when Lincolnshire County Council planted 5 saplings in it and the community was informed it was classified as highway verge and owned by LCC. Objection was raised as the play area would be lost and the Parish Council decided with LCC that the saplings will be moved towards outer edge to allow for the playing (football etc).

Since the Covid pandemic the green has not been played on and the grass has not been cut by LCC it is slowly becoming overgrown. A survey of 6 households who overlook it found that 5 households wanted it to be a recreational area again and 1 household preferred its current more natural disposition. One elder resident (of 23 years) explained how the green has allowed her to get to know the children and now older those same children offered to run errands for her during the pandemic.



## Claypole Neighbourhood Plan - Local Green Spaces Evidence

**Local Green Space Name:** Swallow Drive



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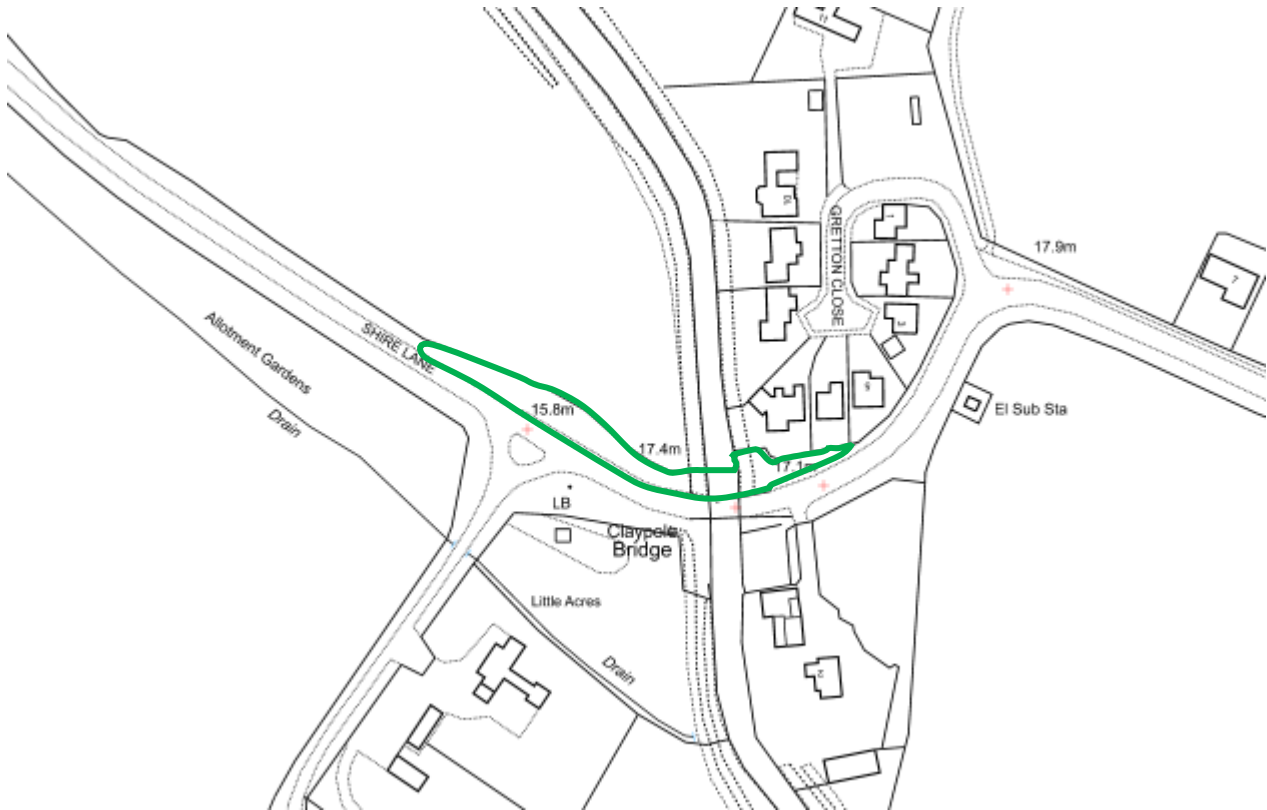
**Owner:** South Kesteven District Council

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓			✓	✓		✓

This is an expansive grassed space which forms a central village green style area for Swallow Drive and the surrounding streets. It is a sizeable area that provides an opportunity for quiet reflection or an informal area for children to play. The topography is not flat; however, this adds to the prominence of the area. The green provides an open aspect for surrounding households to look out on and it provides a green core to this modern housing area. It is maintained by South Kesteven District Council.

## Claypole Neighbourhood Plan - Local Green Spaces Evidence

**Local Green Space Name:** Western Gateway on Main Street



[© Crown Copyright]

**Owner:** Lincolnshire County Council

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

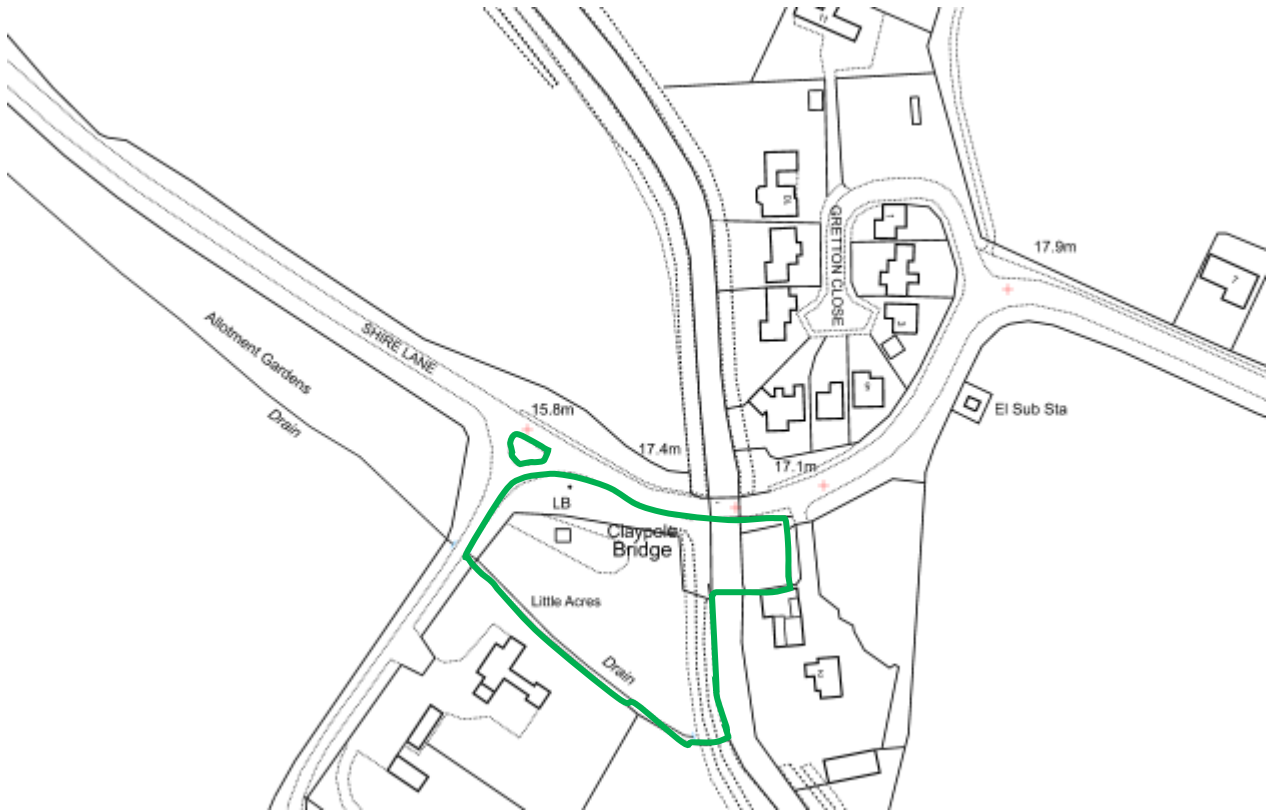
The western gateway into the village is the Claypole Bridge across the River Witham. The combination here of the open verges, the river bridge, former sheepwash and small common area form an important gateway into the village and the County of Lincolnshire.

On approaching Claypole from the Great North Road and Newark the grassed area to the north of the road proclaims Claypole ‘The Gateway to Lincolnshire’ with an artisan sign showing some of the significant village buildings, the sign is set on a stone dais. This green area alongside the road triangle forms a distinctive gateway into Claypole from the west. The banks of the River Witham and with the Bridge defines the village curtilage. The brick bridge stoically defines the entrance to the village and is of note in itself for its traditional construction, a bridge has crossed the river here for many centuries.

The Witham at this point has always been a draw for children to wade in during the summer months. This gateway is maintained by the Parish Council. The open spaces to the east and west of the bridge are important for the safety of the children playing, space for bicycles to be put down and visibility of the safe swimming place to the north of the bridge.

## Claypole Neighbourhood Plan - Local Green Spaces Evidence

**Local Green Space Name:** Claypole Bridge Common Area & Sheepwash



[© Crown Copyright]

**Owner:** Lincolnshire County Council and Private Owner

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

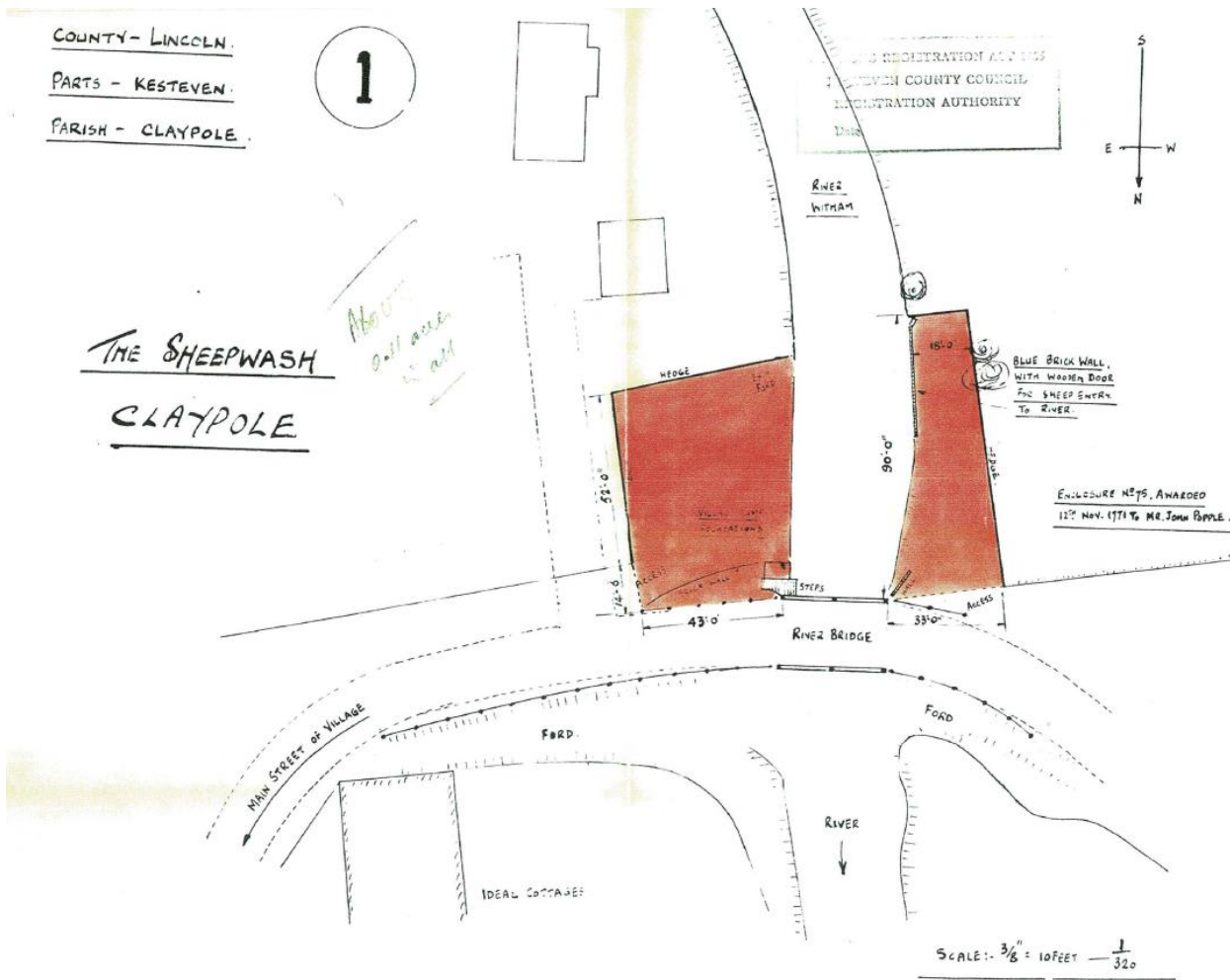
The western gateway into the village is the Claypole Bridge across the River Witham. The combination here of the open verges, trees, undeveloped land, the river bridge, former sheepwash and small common area form an important verdant gateway into the village and the County of Lincolnshire.

A smaller grassed area just over the bridge on the village side is a common area cared for by the parish council. This together with land on the opposite bank of the river was traditionally known as the sheepwash or sheep dip. A map of the sheepwash is set out below. This grassed area has picnic tables and is a natural habitat. It forms the bank of the Witham and will flood in high water, it is a place to watch wildlife and feed the ducks although it can be used as a picnic area and has steps into the river, it is gradually being allowed to be taken back into the natural environment also providing an opportunity for tranquillity and wildlife richness.

On the eastern and southern bank is an area also prone to flooding and the other side of the sheep dip drive. This land was possible once part of the Union workhouse site. A map showing the workhouse and the ford is set out below, as is an undated photograph of the original bridge and the workhouses.

All of the land around the bridge has therefore historical interest as well as currently wildlife and local interest. Otters have been seen near the bridge on the south-eastern side for example.

# Claypole Neighbourhood Plan - Local Green Spaces Evidence



## The Claypole Sheepwash

### The Claypole Workhouse

The Claypole workhouse, a three-storey stone building at Claypole Bridge, was used for accommodating able-bodied paupers. Its farm was sold off but the kitchen garden was retained. By 1904, its capacity was 250 inmates.



Claypole workhouse site, 1900.

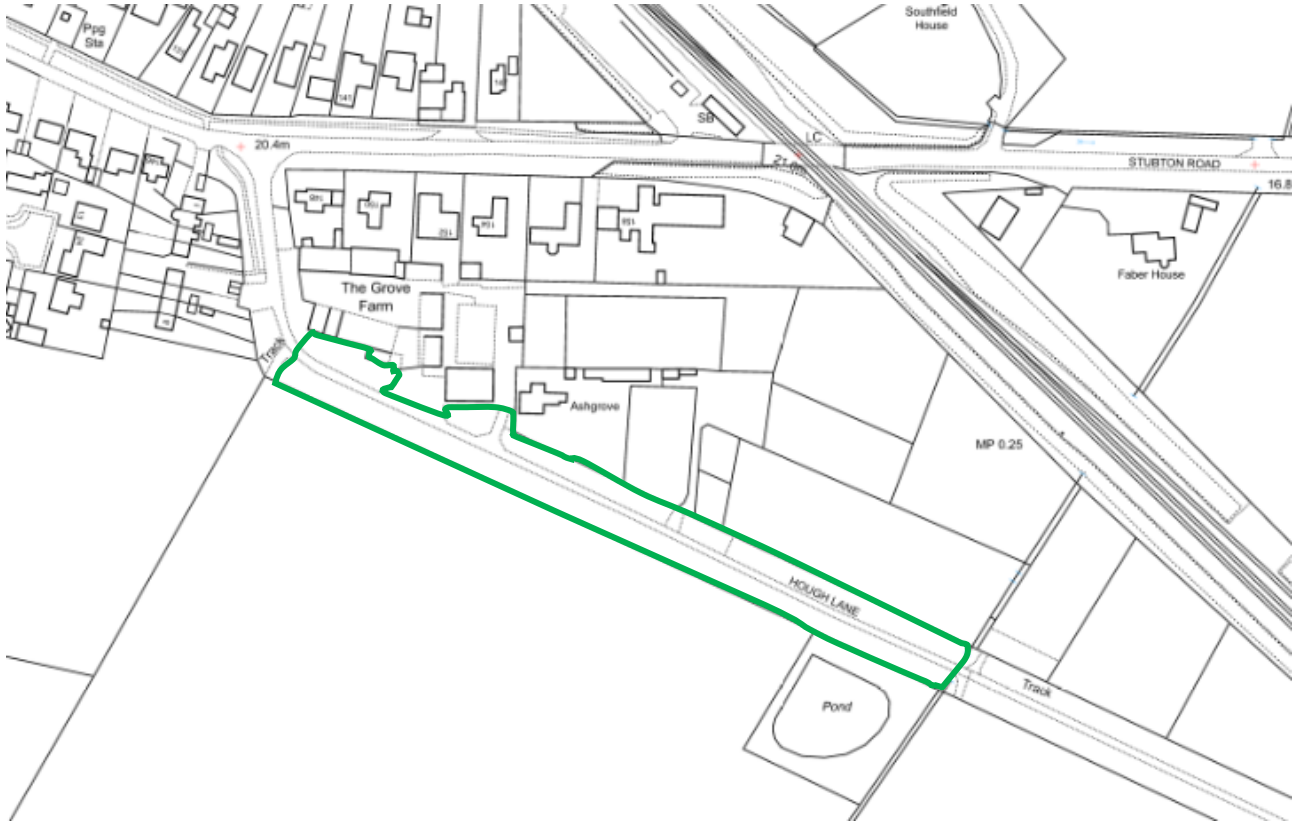
*Claypole workhouse site, 1900.*



*Newark's workhouse at Claypole Bridge.*

© Peter Higginbotham.

Local Green Space Name: Hough Lane



[© Crown Copyright]

**Owner:** Lincolnshire County Council

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

Hough Lane is a bridleway and is a highway route which appears to have mixed responsibility for maintenance between LCC and others. It is a well-kept route which has recreational value and offers natural beauty as a quiet road.

As the Lane turns a corner around the farm it has a wide grassed verge to the right that gives this quiet agricultural lane an open feel. The Lane is known for being mown by the Lane residents. Beyond the last house the Lane maintains its width but runs into a footpath that winds through a dense woodland of deciduous trees and bushes on either side with an abundance of flora and fauna. The LGS is identified as ending where the Lane crosses past the adjacent field boundaries where it is considered that the Lane starts to relate to the countryside rather than the settlement edge.

Hough Lane is a well-kept route which has recreational value and offers natural beauty as a quiet road. It has followed the same alignment since before the 1880s OS Maps and has a traditional alignment, form and width that suggests that it may have been a Drovers Road or Enclosure Road that were typically between 40 feet and 90 feet in width. It has kept this form since at least the 1880s and does therefore also have historic significance.

*Claypole Neighbourhood Plan - Local Green Spaces Evidence*

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# Claypole Neighbourhood Plan 2021-2036

Local Green Spaces Evidence  
May 2022

Submission of the Neighbourhood Plan in accordance with  
Regulation 15 of Neighbourhood Planning Regulations 2012

<https://claypole.parish.lincolnshire.gov.uk/>



Claypole Parish Council

NEIGHBOURHOOD-PLAN.CO.UK 

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