

Appendix 2 – Local Green Spaces

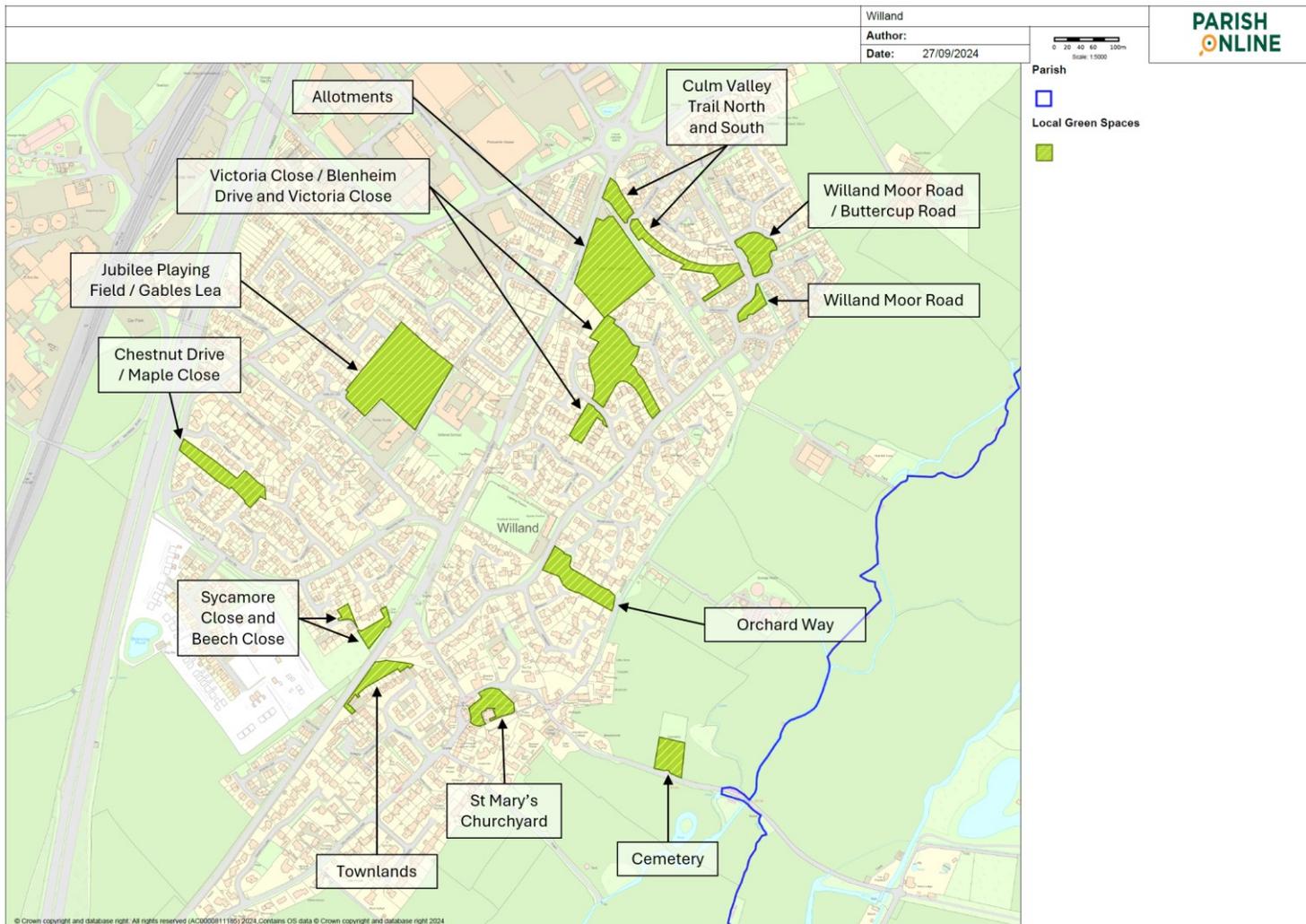
Preface, to note

This appendix presents the original Local Green Spaces assessment submitted for the Regulation 16 consultation and Examination stage, for the record.

However, it should be noted that the Examiner's recommendations introduced changes to the number and presentation of the LGS proposed in that version of the Plan.

The amendments made to the proposed LGS as a result of the Examiner's recommendations are set out below (reproduced from Map 5 in the Referendum version of the Plan) for ease of reference.

Map 5: Local Green Spaces (Referendum version of the Neighbourhood Plan)



Willand Local Green Spaces Assessment (as submitted with the Regulation 16 version of the Plan for Examination)

Neighbourhood Plans can identify areas for protection as “Local Green Space” (LGS). Paragraphs 101 - 102 of the National Planning Policy Framework (July, 2021) state that:

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.”

Further guidance on the designation is set out in the National Planning Practice Guidance here - <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation> . This includes the need to contact land-owners at an early stage to notify them of the intention to designate their land as LGS. The Steering Group has done what it can to identify land-owners and contact them where potential sites which are to be suggested in the Neighbourhood Plan as LGS are not in public or community ownership.

This appendix sets out the Steering Group’s assessment of potential spaces which could qualify for LGS status. The tests set out in paragraph 102 of the NPPF have been applied.

Extant planning permissions have been assessed using Mid-Devon District Council’s planning histories / status records via their website at <https://www.middevon.gov.uk/residents/planning/search-and-comment-on-planning-applications/> on 7th November 2022. We have made best efforts to understand if extant permissions have been implemented or not from Mid-Devon District Council online records and our own local knowledge. Planning applications referenced are those still yet to be determined on 7th November 2022.

Site	Area*	Close to community it serves	Demonstrably special / reasoning	Extant planning permissions	Current planning applications	Landowner contacted
Aspen Way / Myrtle Close	0.1 ha	Yes	Small gated green area providing an amenity for residents and a break between the two lines of housing	None.		Yes
Beech Close	0.2 ha	Yes	This borders the wooded area and provides a green space for residents to enjoy. There is a shortage of green space area in Willand and all areas should be retained to enhance the village and provide recreational spaces for residents	None.		Yes
Chestnut Drive / Maple Close	0.1 ha	Yes	The housing developments have provided small gardens and this area of green space provides a small play area for young children and a place for people to meet and sit it is adjacent to the wooded area and is an important peaceful area for local people.	None.		Yes
Culm Valley Trail (North)	0.1 ha	Yes	A well-used green corridor safe pedestrian and cycle way through the estate.	None.		Yes
Culm Valley Trail (South)	0.3 ha	Yes	A well-used green corridor safe pedestrian and cycle way through the estate.	None.		Yes
Greenwood	0.1 ha	Yes	Small gated green area providing an amenity for residents	None.		Yes
Harpitt Close	0.1 ha	Yes	This is a small area that includes a fenced play area. It is the only area in this part of the Old Village easily accessible without crossing the main road		22/01835/TPO Application to fell 1 Chestnut tree protected by Tree Preservation Order 94/00009/TPO Land at NGR 303328 110201 Harpitt Close Willand Devon	Yes
Jubilee Playing Field / Gables Lea	1.4 ha	Yes	This is the largest open space in Willand that provides a variety of play opportunities and is used extensively by families to enjoy outdoor activities. Dogs are allowed on leads and it is popular with dog walkers too.	None.		Yes

Site	Area*	Close to community it serves	Demonstrably special / reasoning	Extant planning permissions	Current planning applications	Landowner contacted
Mallow Court	0.1 ha	Yes	The housing developments have provided small gardens and this area of green space provides a small play area for young children and a place for people to meet and sit	None.		Yes
Orchard Way	0.3 ha	Yes	This area contains some play equipment and is a good area for children from this side of the village to access without having to cross the main road. It provides a walking link from Jaycroft to Orchard Way.	None.		Yes
Rectory Close	0.1ha	Yes	This is a green space which enhances the Close and provides a good space opposite the Church Hall for outdoor activities for example for the Brownies.	None.		Yes
Rowan Lea	0.1 ha	Yes	The housing developments have provided small gardens and this area of green space provides a place for people to appreciate the views over the remaining fields.	None.	22/00917/DPO Application under The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992 to seek to modify the terms of a section 106 agreement pursuant to planning permission 17/01179/MFUL 1-23 (inc.) & 25-33 (odds) Rowan Lea Willand Cullompton Devon EX15 2FL	Yes
St Mary's Churchyard	0.2 ha	Yes	This area is a closed Churchyard adjacent to the Church and should be retained as such	None.		Yes
South View	0.1 ha	Yes	A small play area with equipment for children and an area of green it forms a break between the two rows of houses at the side of South View Close which are pedestrian access only at the front	None.		Yes

Site	Area*	Close to community it serves	Demonstrably special / reasoning	Extant planning permissions	Current planning applications	Landowner contacted
Sycamore Close	0.1 ha	Yes	A small area of green open space retained within the Close, containing 2 mature oaks which enhance the area.	None.		Yes
Townlands	0.2 ha	Yes	A small area, part of the Townlands Estate that provides a barrier with the main road that divides the village and should remain as such. A space for residents with small gardens to sit and relax.	None.		Yes
Victoria Close / Blenheim Drive	0.8 ha	Yes	The housing developments have provided small gardens and this area of green space provides a small play area for young children, a larger area for older children and an area of green for ball games and a place for people to meet and walk dogs	None.		Yes
Victoria Close	0.1 ha	Yes	Provides a green space with mature trees	None.		Yes
Willand Allotments	1.1 ha	Yes	These are well established allotments that provide people with small gardens space to grow vegetables, fruit, and flowers. The allotments are a vital part of the community and should be retained. A section is used by the Brownies for some activities.	None.		Yes
Willand Moor Road / Buttercup Road	0.3 ha	Yes	The housing developments have provided small gardens and this area provides a small play area for young children and a larger green area which is suitable for ball games. It is the largest area in the Willand Moor development and provides a safe accessible space for residents of the area.	None.		Yes
Willand Moor Road	0.1 ha	Yes	This is an enclosed green space which enables people to exercise their dogs in a safe environment and allows young children to run around in a safe space. For those with very small gardens this area provides space for residents to sit and relax and it has been suggested a bench may be provided	None.		Yes
Willand Moor Road / Poppy Close	0.1 ha	Yes	This is an enclosed green space which enables people to exercise their dogs in a safe environment and allows young children to run around in a safe space. For those with very small gardens this area provides	None.		Yes

Site	Area*	Close to community it serves	Demonstrably special / reasoning	Extant planning permissions	Current planning applications	Landowner contacted
			space for residents to sit and relax and it has been suggested a bench may be provided.			
Willand Parish Cemetery	0.2 ha	Yes	This provides a peaceful area on the edge of the village for people to sit and reflect. It is an important area for those who have buried their relatives and those who wish to have it as their final resting place.	None.		Yes
Worcester Crescent	0.1 ha	Yes	The housing developments have provided small gardens and this area of green space provides a small play area for young children and a place for people to meet and sit.	None.		Yes

Notes: * rounded to nearest tenth of a hectare. The area figures are provided to give an indication only as to whether the areas are an “extensive tract of land” or not, which is one of the criteria applied to proposed Local Green Spaces. LGS must not be an extensive tract of land to qualify for designation. No areas identified in Willand fall into this category and therefore pass this test. Many of the areas noted as 0.1 ha are rounded up from a figure of only several hundred square metres.



Parish



Local Green Spaces



- South View
- Culm Valley Trail (North)
- Culm Valley Trail (South)
- Allotments
- Victoria Close / Blenheim Drive
- Victoria Close
- Jubilee Field
- Chestnut Drive / Maple Close / Meadow Park
- Sycamore Close
- Beech Close
- Rowan Lea
- Harpitt Close
- Townlands
- Mallow Court
- Willand Moor / Buttercup Road
- Aspen Way / Myrtle Close
- Willand Moor Road
- Greenwood
- Willand Moor Road / Poppy Close
- Worcester Crescent
- Orchard Way
- Rectory Close
- St Mary's Churchyard
- Cemetery



Author:

Date: 27/07/2022



Rowan Lea

Harpitt Close



South View

Culm Valley Trail (North)

Culm Valley Trail (South)

Allotments

Victoria Close / Blenheim Drive

Victoria Close



Author:

Date:

27/07/2022



Parish

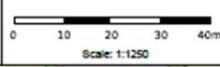


Local Green Spaces



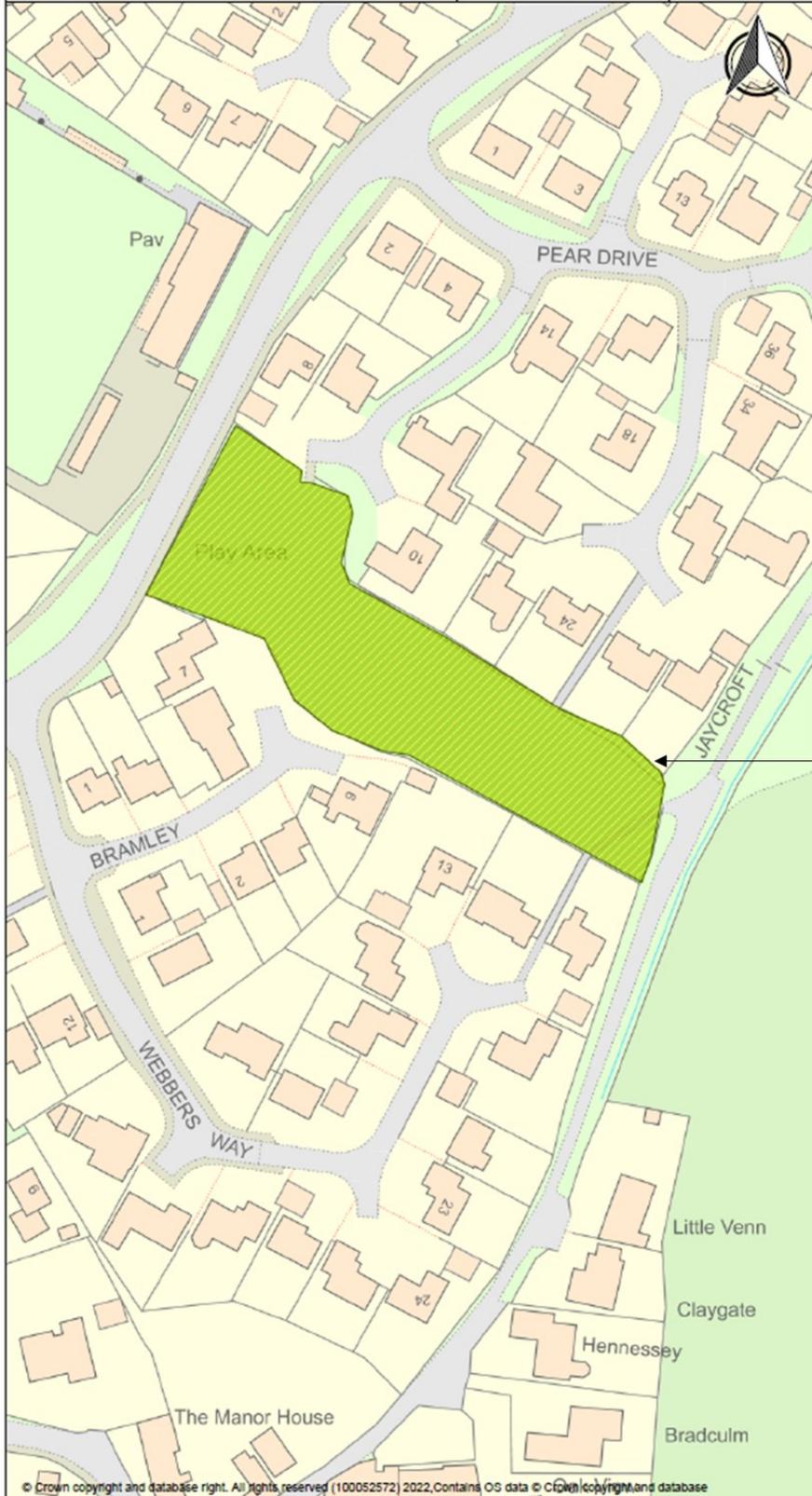
Chestnut Drive /
Maple Close /
Meadow Park





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Date: 27/07/2022



Parish



Local Green Spaces



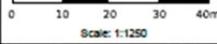
Orchard Way



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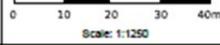
Parish



Local Green Spaces



St Mary's Churchyard



Author:

Date: 27/07/2022



Parish



Local Green Spaces



Cemetery



Author:
Date: 29/09/2022



- Parish
- Local Green Spaces



Rectory Close