

Local Green Space Assessment

August 2023

Local Green Space Assessment Introduction

This report forms part of the evidence base for designation of Local Green Space in the emerging Edith Weston Neighbourhood Plan. It sets out the designated Local Green Spaces in the made Plan and proposed additional space for designation.

National Policy

The National Planning Policy Framework 2021 sets out the criteria for designating Local Green Space, As follows:

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.

103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

Analysis of Sites

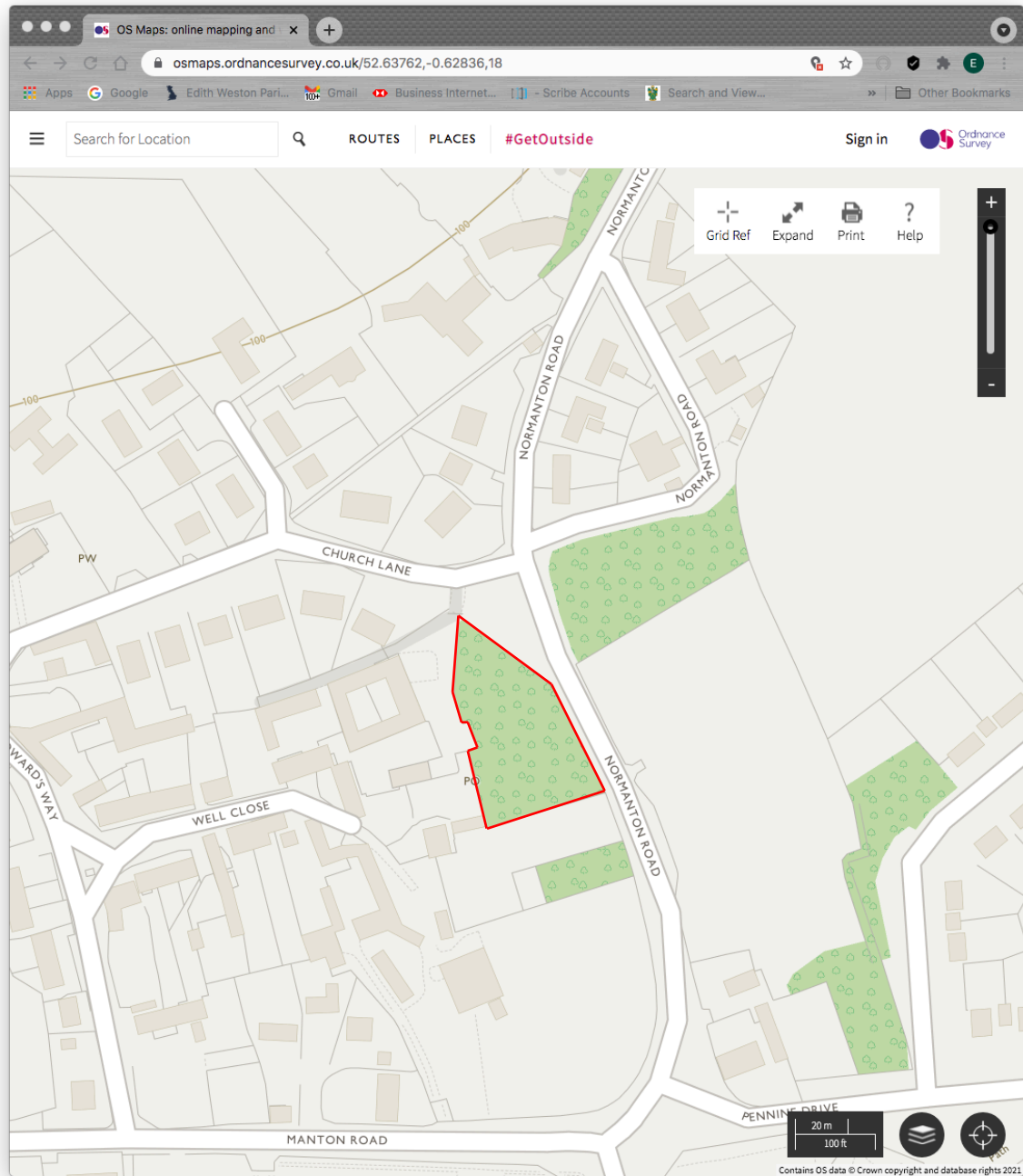
The report identifies how an audit was undertaken to identify potential Local Green Space across the Neighbourhood Area. From the long list of 24, these were tested against the NPPF criteria. The proposed spaces were taken through informal engagement with the wider community, stakeholders and landowners. Following the consultation, the proposed Local Green Space list was revised to inform the spaces identified in this Plan. The Plan includes 21 proposed Local Green Spaces. (Appendix 1 shows responses to LGS consultation)

The following is an analysis of each site demonstrating how they meet the NPPF policy requirements for designation.

LGS 1 Tyler's Orchard and Wildflower area

Church Lane/Normanton Road,
Edith Weston

Plan



Special Community Value

The area forms a focal point and landscaping landmark for the village as located next to the village shop/post office car park. It is adjacent to a bench, and the Parish notice board. The established trees and flowers, all planted by the landowners, are an important wildlife habitat and forms a vital green lung next to the main road through the village. It is an area of great beauty full of wildlife and flowers.



Photos of the meadow, showing proximity to shop/Post office car park.

Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.26 Hectares (0.65 Acres)
Planning permissions or site allocations	None.
Other Designations	This land is outside the planned limits of development but within the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.26 Ha
Close to the community it serves	Adjacent to village Shop/post office carpark and Parish Notice board.

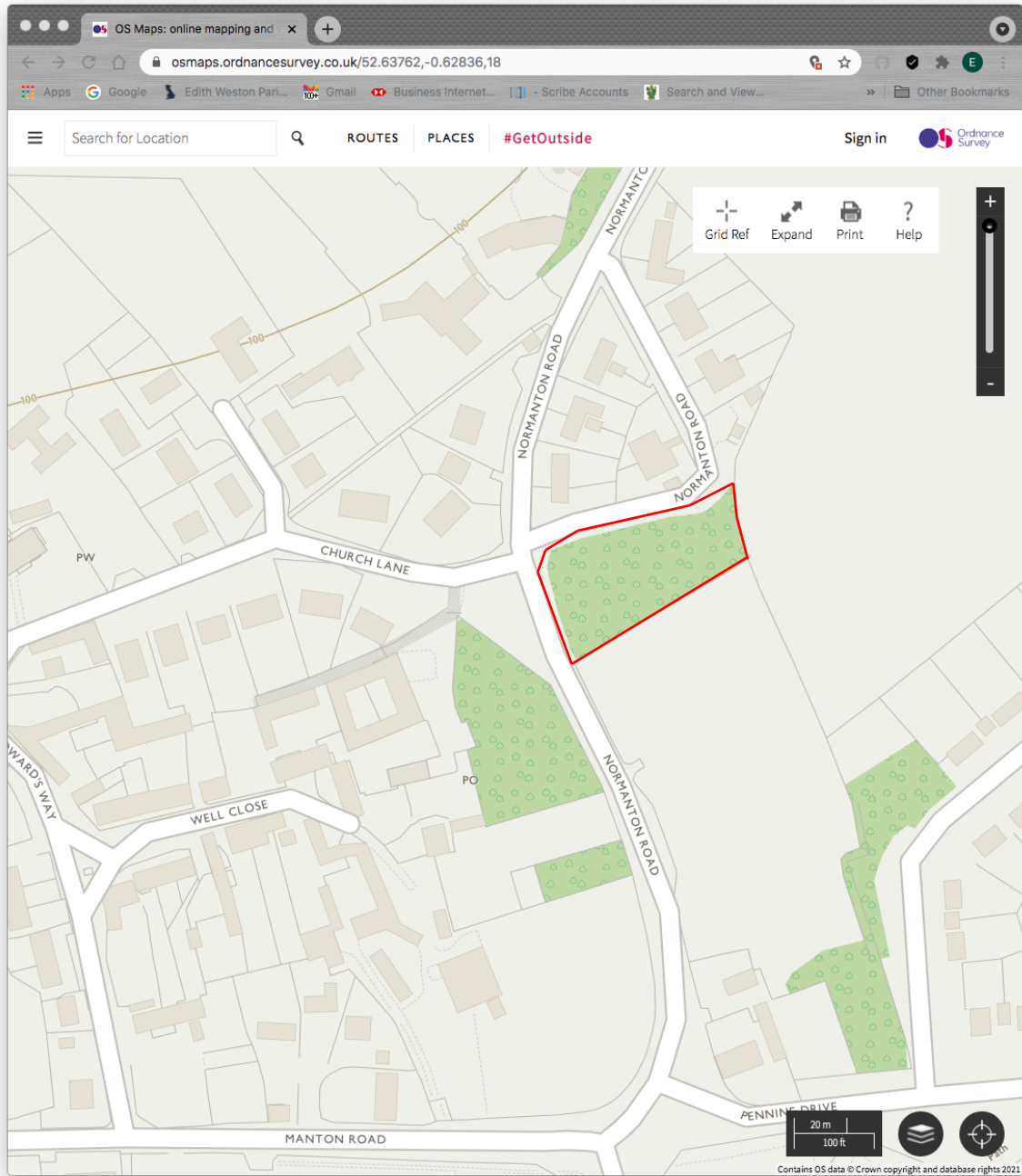
Conclusion

We believe this area should be protected as a Local Green Space as it forms a focal point of beauty within an important area close to community services and village hub. It also Provides a valuable ecological area of wildlife habitat for plants, birds and trees and a green buffer for any potential development of land close by.

LGS 2 The Dell, Normanton Road

Normanton Road,
Edith Weston

Plan

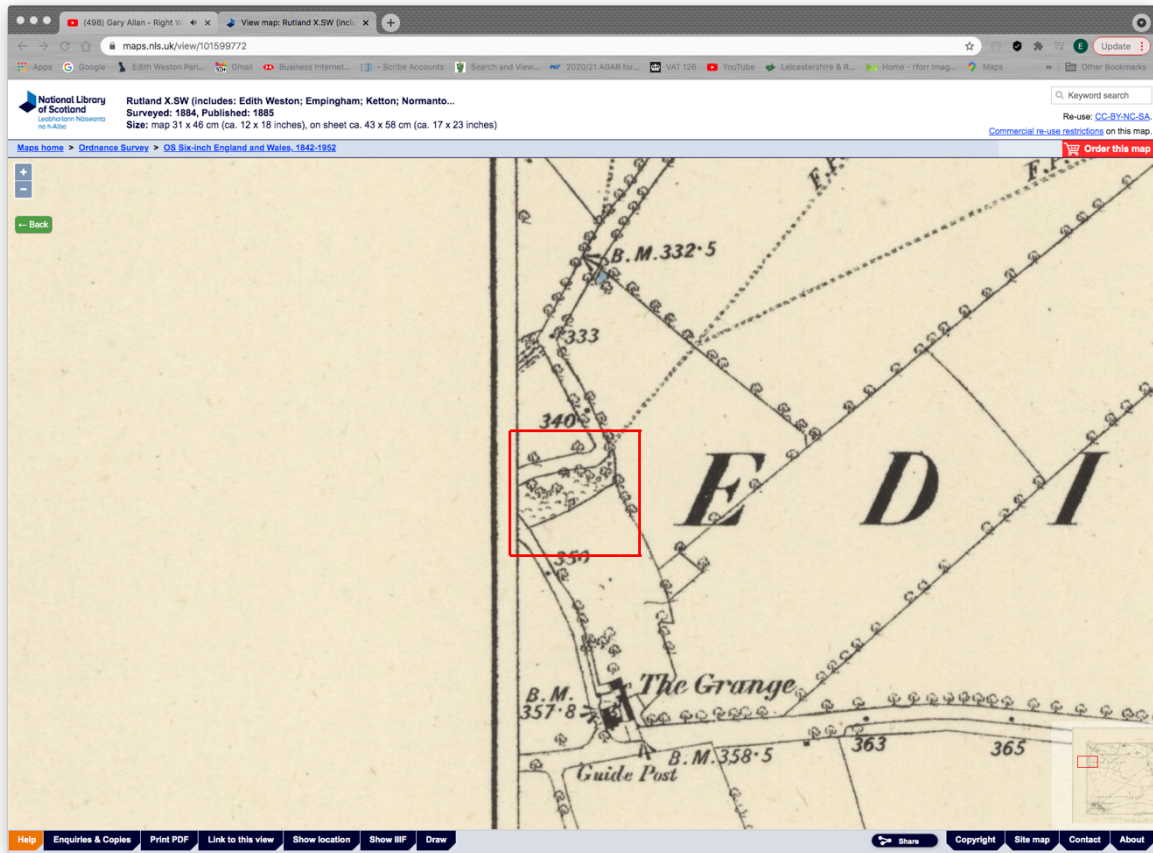


Special Community Value

The area forms a trees and undergrowth are an important wildlife habitat and forms a vital green lung next to the main road through the village. It is an area of spinney shown on maps as far back as 1846 (for example the 1884 map shown below) and one of the few areas of natural habitat dating back that far remaining in the village visible to the public and as such forms an important part of village history. This also forms part of a larger Green Buffer between settlement areas.



Spinney Shown on the 1884 map of Edith Weston.



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.35 Hectares (0.87 acres)
Planning permissions or site allocations	None.
Other Designations	This land is outside both the planned limits of development and the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.35 Ha
Close to the community it serves	Adjoins public main road through the village.

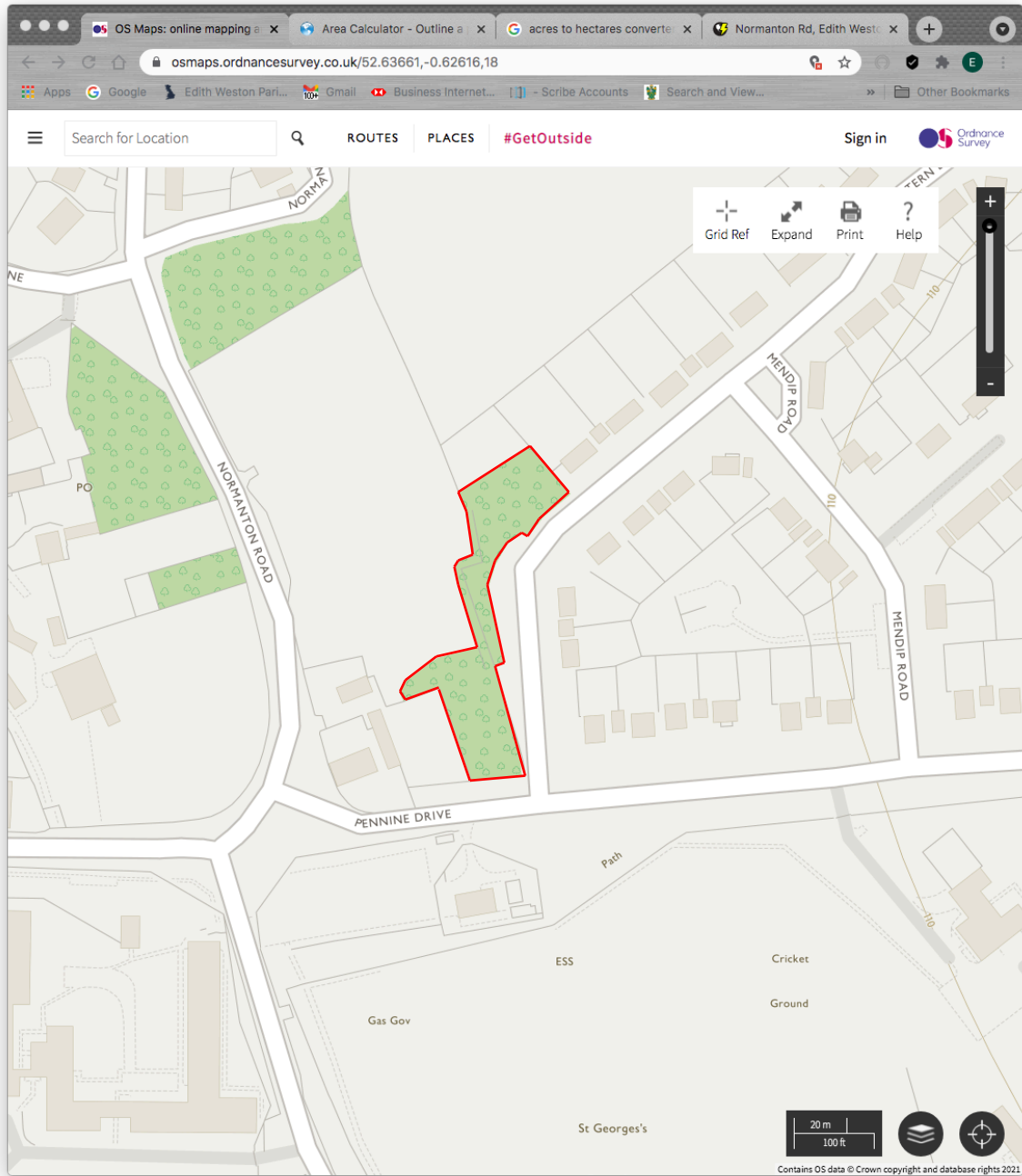
Conclusion

We believe this area should be protected as a Local Green Space as it forms valuable ecological area of wildlife habitat for plants, birds and trees. Has historical value and forms part of a larger green buffer between settlement areas.

LGS 3 Woodland, Pennine Drive/Chiltern Drive

Pennine Drive/Chiltern Drive
Edith Weston

Plan



Special Community Value

The area forms a trees and undergrowth are an important wildlife habitat and forms a vital green lung next to the main road through the village. This also forms part of a larger Green Buffer between settlement areas, separating areas of differing architectural styles (old v modern).



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.29 Hectares (0.29acres)
Planning permissions or site allocations	None.
Other Designations	This land is outside the conservation area but within the planned limits of development.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.29 Ha
Close to the community it serves	Adjacent to village Shop/post office carpark and Parish Notice board.

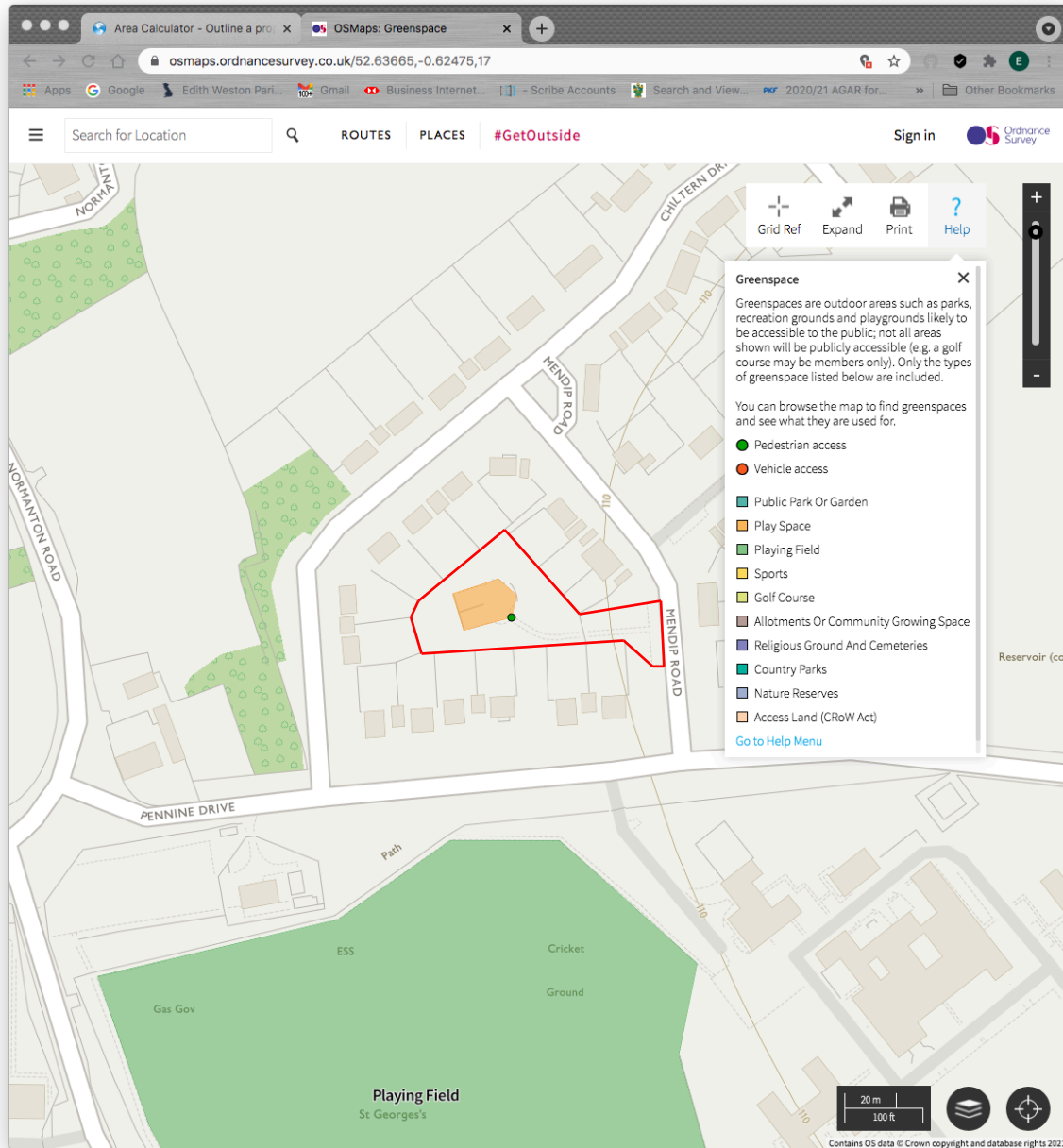
Conclusion

We believe this area should be protected as a Local Green Space as it forms valuable ecological area of wildlife habitat for plants, birds and trees and forms part of a larger green buffer between settlement areas.

LGS 4 Mendip Play Area

Mendip Road,
Edith Weston

Plan



Special Community Value

The area forms a grassed play area with hard play area and equipment (shown in orange) consisting of swings, climbing frames and slides all on suitable safety surfacing, surrounded by military family housing. This space is regularly used for games such as football and cricket organised by the military welfare services youth club who also organise many outside play sessions for all ages. This services is offered to all children and families in the village, not just military families.



Entrances from Mendip Road and Pennine Drive



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.25 Hectares (0.62 acres)
Planning permissions or site allocations	None.
Other Designations	This land is inside the planned limits of development and outside the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.25 Ha
Close to the community it serves	Provides important play opportunities for the houses surrounding it.

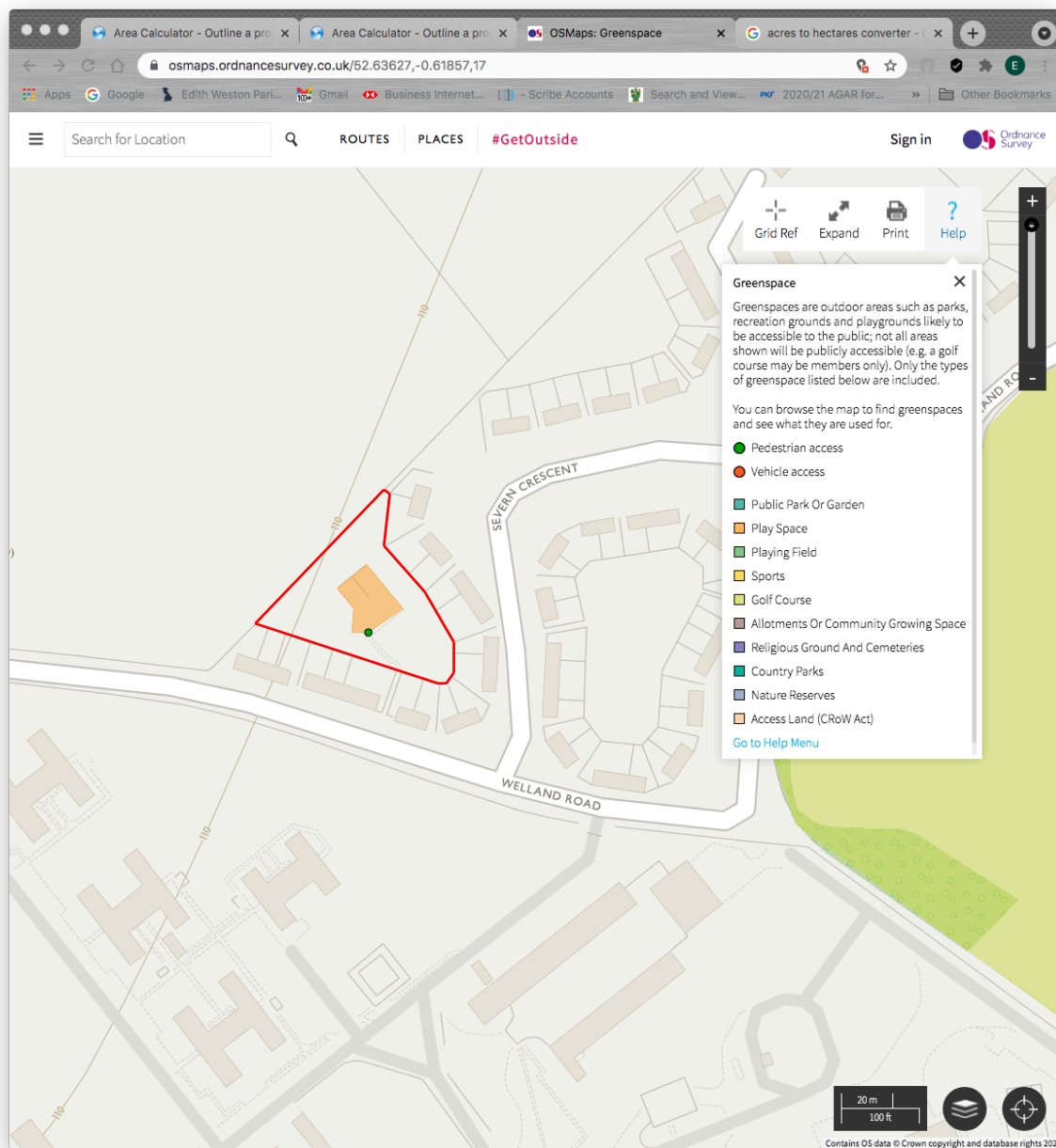
Conclusion

We believe this area should be protected as a Local Green Space as it forms valuable play and leisure facilities for the housing estate.

LGS 5 Pennine Play Park

Pennine Drive,
Edith Weston

Plan



Special Community Value

The area forms a grassed play area with hard play area and equipment (shown in orange) surrounded by military family housing. With only one gate in and out, this is a very secure area with specialised play equipment for younger children including swings and slides all on specialist safety surfacing. This space is regularly used for activities organised by the military welfare services youth club who also organise many outside play sessions for under 5s. This services is offered to all children and families in the village, not just military families.



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.26 Hectares (0.64 acres)
Planning permissions or site allocations	None.
Other Designations	This land is inside the planned limits of development and outside the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.26 Ha
Close to the community it serves	Provides important play opportunities for the houses surrounding it.

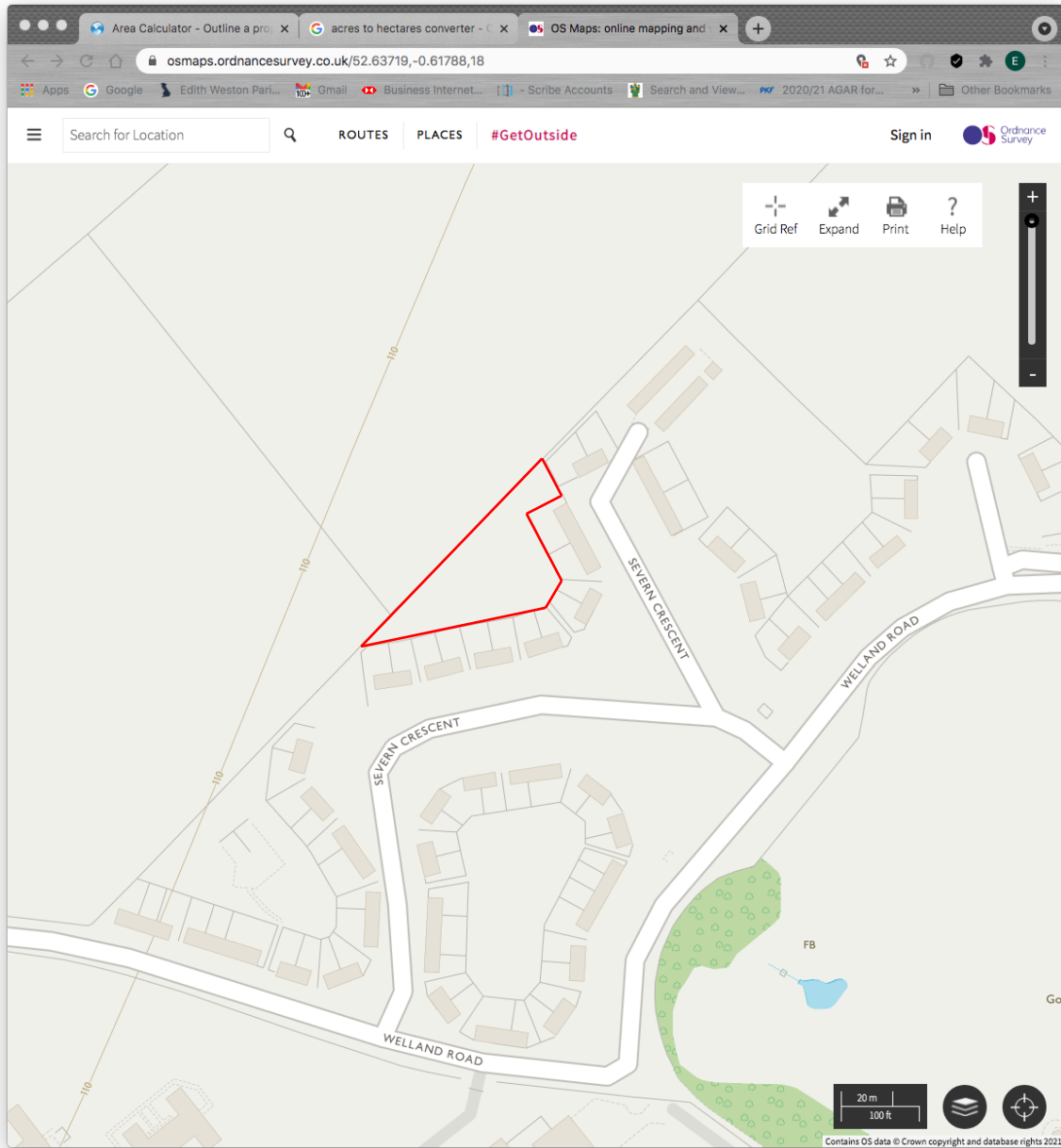
Conclusion

We believe this area should be protected as a Local Green Space as it forms valuable play and leisure facilities for the housing estate.

LGS 6 Severn Crescent, Grassed Area 1

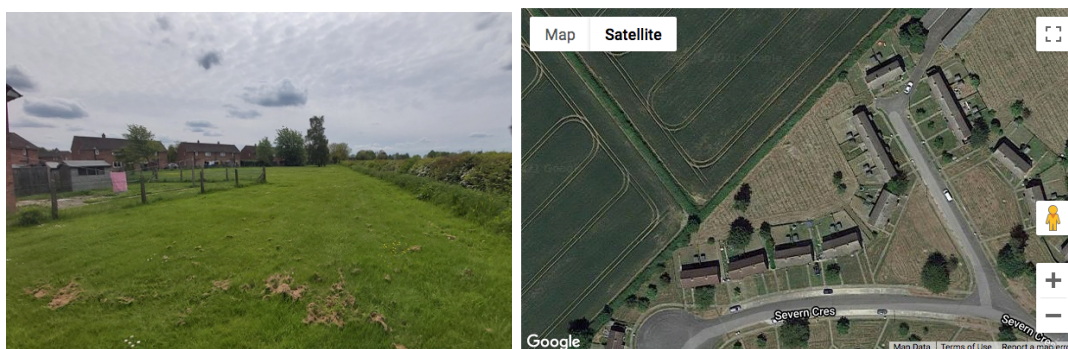
Severn Crescent,
Edith Weston

Plan



Special Community Value

The area forms a grassed play area bordered by Farmland and military family housing.



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.19 Hectares (0.49 acres)
Planning permissions or site allocations	None.
Other Designations	This land is inside the planned limits of development and outside the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.19 Ha
Close to the community it serves	Provides important play opportunities for the houses surrounding it.

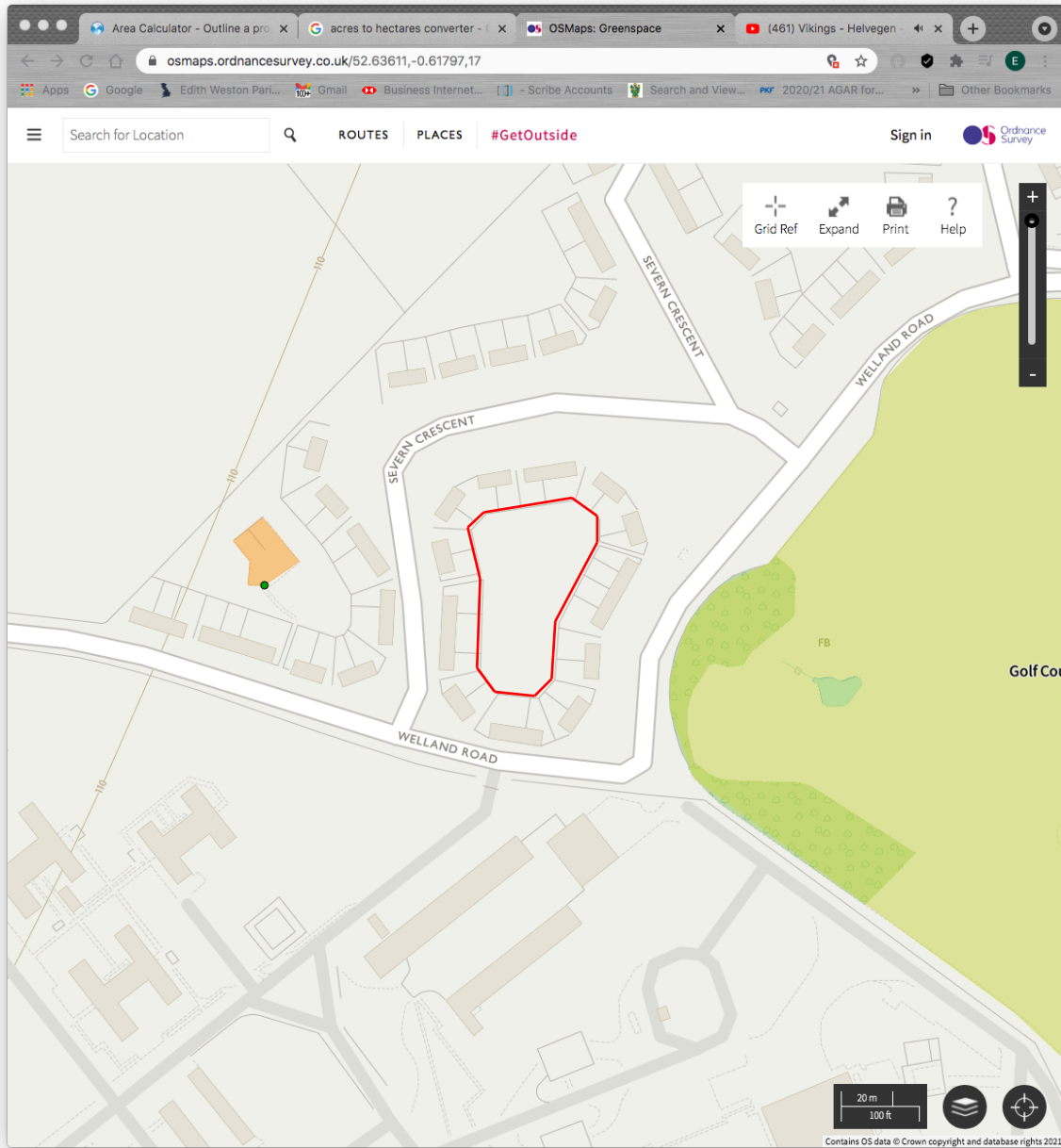
Conclusion

We believe this area should be protected as a Local Green Space as it forms valuable play and leisure facilities for the housing estate.

LGS 7 Severn Crescent, Grassed Area 2

Severn Crescent,
Edith Weston

Plan



Special Community Value

The area forms a grassed play area with several mature trees and is surrounded by military family housing.



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.26 Hectares (0.66 acres)
Planning permissions or site allocations	None.
Other Designations	This land is inside the planned limits of development and outside the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.26 Ha
Close to the community it serves	Provides important play opportunities for the houses surrounding it.

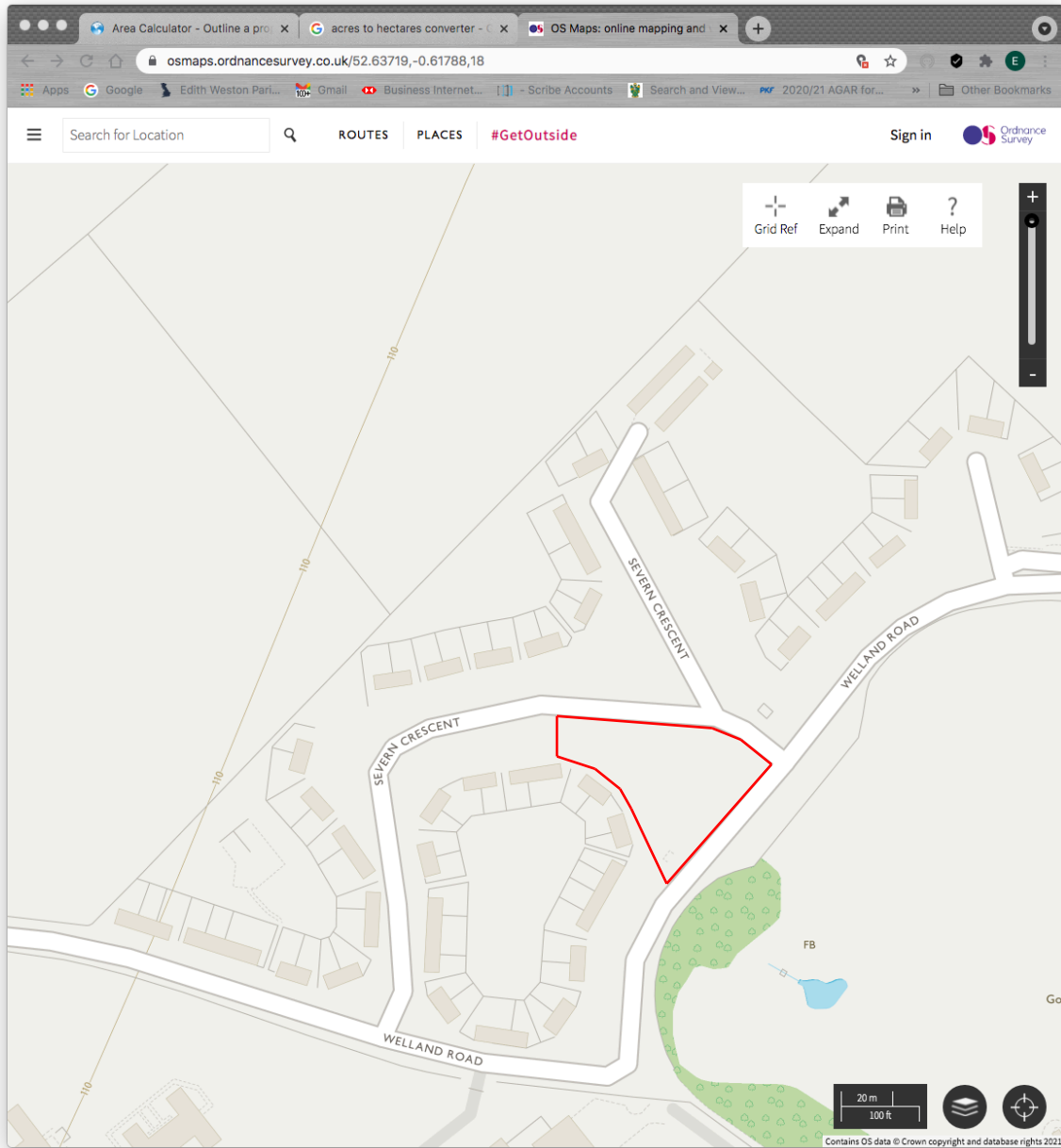
Conclusion

We believe this area should be protected as a Local Green Space as it forms valuable play and leisure facilities for the housing estate.

LGS 8 Severn Crescent, Grassed Area 3

Severn Crescent/Welland Road,
Edith Weston

Plan



Special Community Value

The area forms a grassed verge with mature trees. It forms an integral part of the housing estate maintain the open and country feel.



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.26 Hectares (0.66 acres)
Planning permissions or site allocations	None.
Other Designations	This land is inside the planned limits of development and outside the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.26 Ha
Close to the community it serves	Provides important play opportunities for the houses surrounding it.

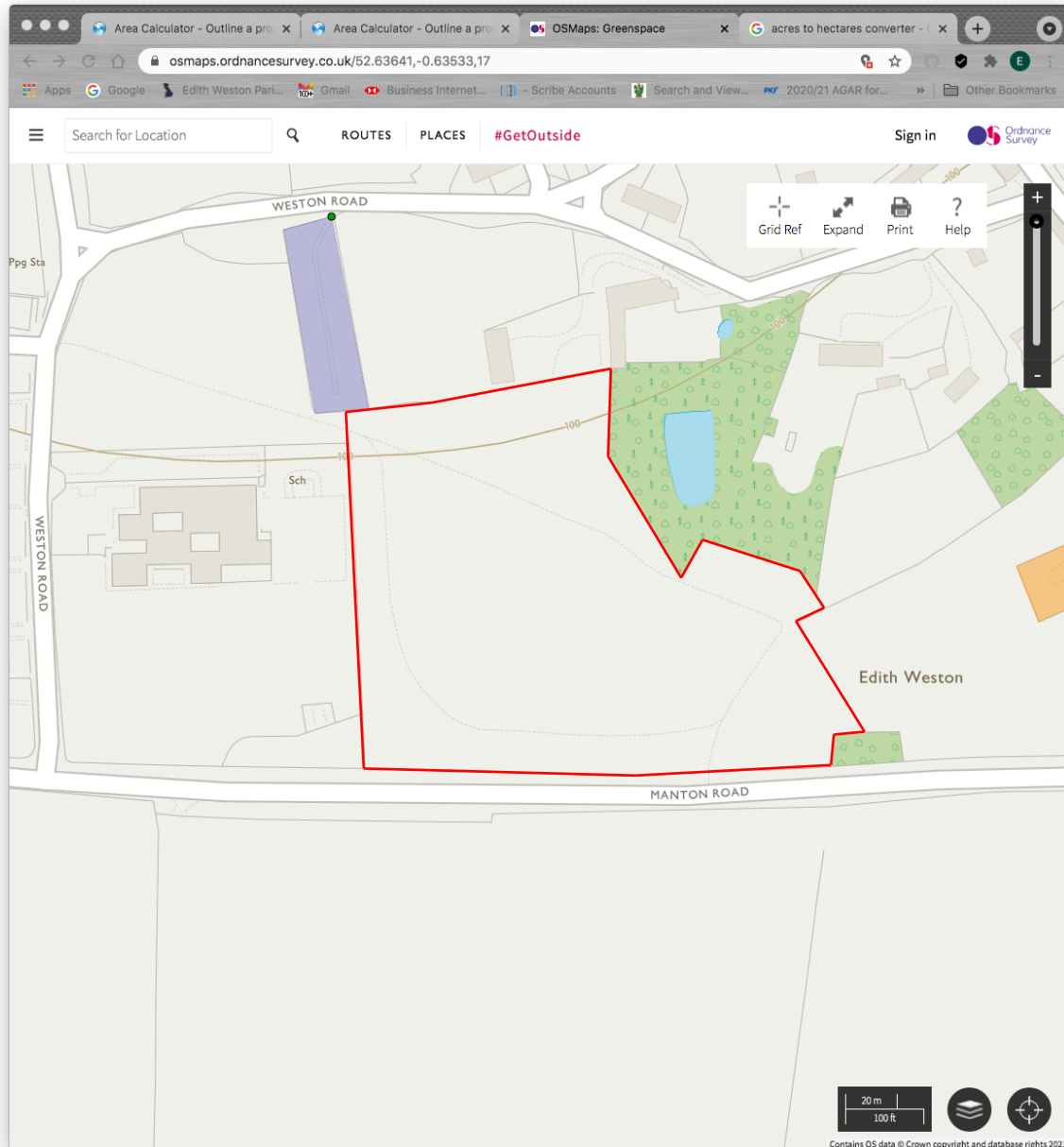
Conclusion

We believe this area should be protected as a Local Green Space as it preserves the open country feel of the housing estate.

LGS 9 Glebe Land Area A

Manton Road,
Edith Weston

Plan



Special Community Value

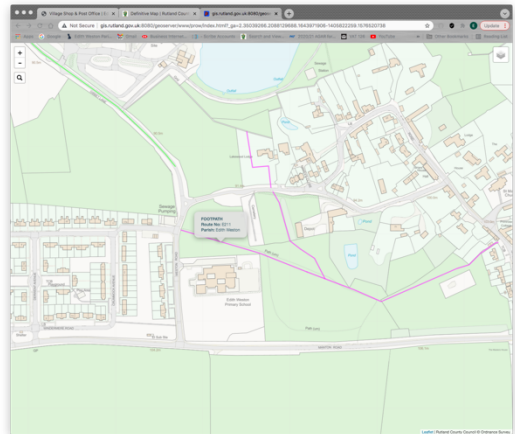
The area of land forms a vital green link between two separate settlement areas within the village. It is glebe land that is extensively used for walking and leisure and recreational activities being crossed by several publicly used footpaths including paths E211 and E213, popular with all dog walkers within the wider village. It forms a safe, non-traffic route to the primary school negating the need to walk along the busy road. It has also been used in the past as the location for an internationally acclaimed annual steam fair.



Photos showing public footpaths.



Photos from past Edith Weston Vintage steam fairs courtesy of a resident.



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 2.13 Hectares (5.26 acres)
Planning permissions or site allocations	None.
Other Designations	This land is outside both the planned limits of development and the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 2.13 Ha
Close to the community it serves	Close to public Highway and primary School and links two separate settlement areas. The areas is also adjoining the cemetery.

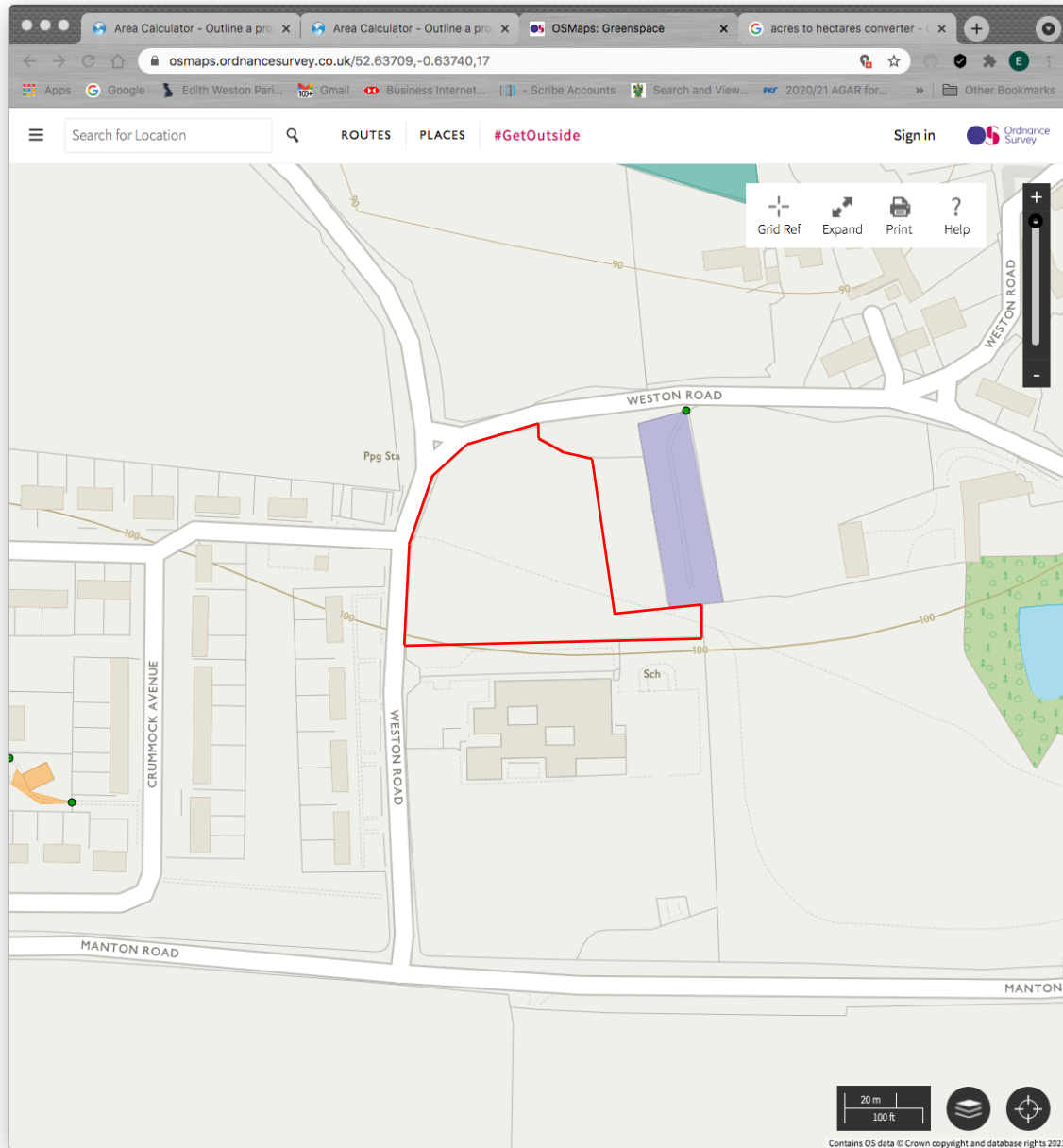
Conclusion

Although this is a slightly larger area of land, we believe this area should be protected as a Local Green Space as it forms a vital area for walking, leisure and recreation. It has historical importance as the site historically used for the annual steam fair. It is an important link between separated settlement areas and a safe walking rout from the larger residential areas to the primary school. It is also an ideal location for much needed allotments within the village.

LGS 10 Glebe Land Area B

Weston Road,
Edith Weston

Plan

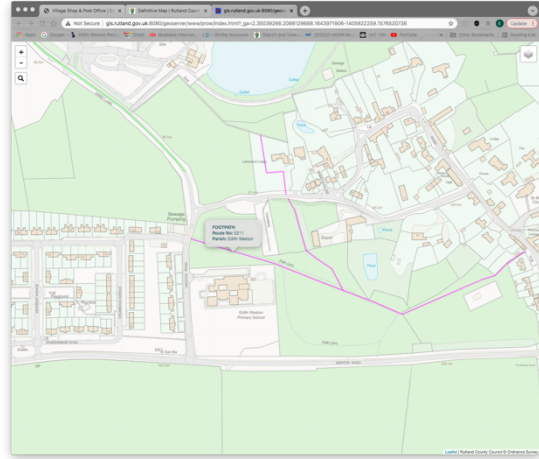


Special Community Value

The area of land forms a vital green link between two separate settlement areas within the village. It is glebe land that is extensively used for walking, leisure and recreational activities being crossed by public footpath E211, popular with all dog walkers within the wider village. It forms a safe route to the primary school negating the need to walk along the busy road. It has also been used in the past as the location for an internationally acclaimed annual steam fair. The area is with direct line of sight from the Rutland Water SSSI.



Photos taken from both side of the field.



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.57 Hectares (1.41 acres)
Planning permissions or site allocations	None.
Other Designations	This land is outside both the planned limits of development and the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.57Ha
Close to the community it serves	Close to public Highway and primary School and links two separate settlement areas. The areas is also adjoining the cemetery. Close to the Rutland Water SSSI

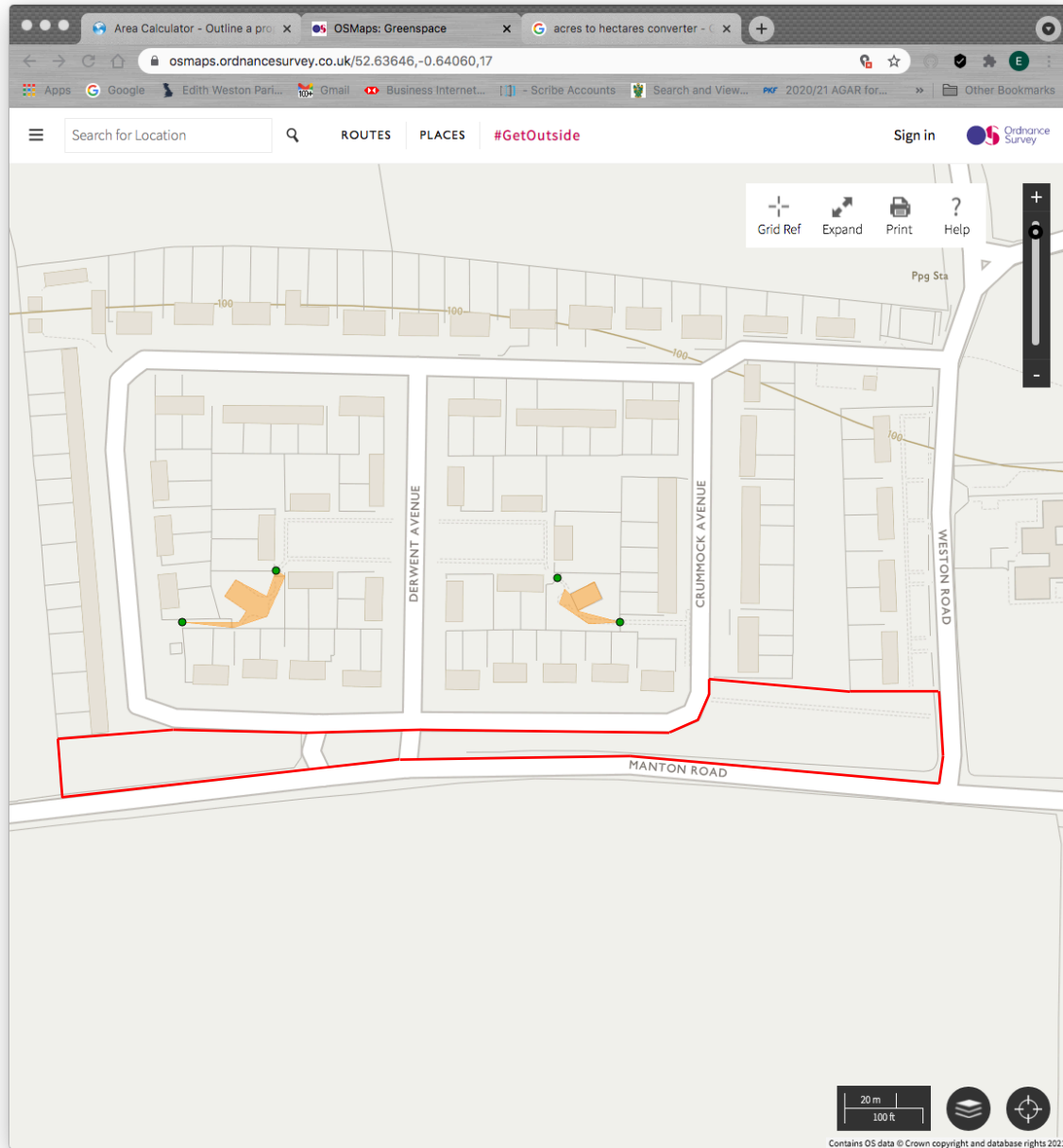
Conclusion

Although this is a slightly larger area of land, we believe this area should be protected as a Local Green Space as it forms a vital area for walking, leisure and recreation. It has historical importance as the site historically used for the annual steam fair. It is an important link between separated settlement areas and a safe walking route, public footpath E211, from the larger residential areas to the primary school. It is also an ideal location for an extension to the cemetery if required.

LGS 11 Manton Road & Windermere Road, Verge and Trees

Manton Road/Windermere Road
Edith Weston

Plan



Special Community Value

The area of land forms a vital green screening of verge and mature trees between housing estate and busy public highway. It also forms valuable recreational space and footpath link to the school and village service centre beyond. It is often used for various activities for children such as cycling lessons. The area is crossed by public highway and while the highway is not included the remaining sections should be treated as one space.



Photos taken from Weston Road end and then Windermere Road showing the bus shelter.

Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.72 Hectares (1.77 acres)
Planning permissions or site allocations	None.
Other Designations	This land is outside both the planned limits of development and the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.72 Ha
Close to the community it serves	Close to public Highway and housing estate. Local bus shelter is located on this land. The area is crossed by public highway. The adopted highway is not included the area.

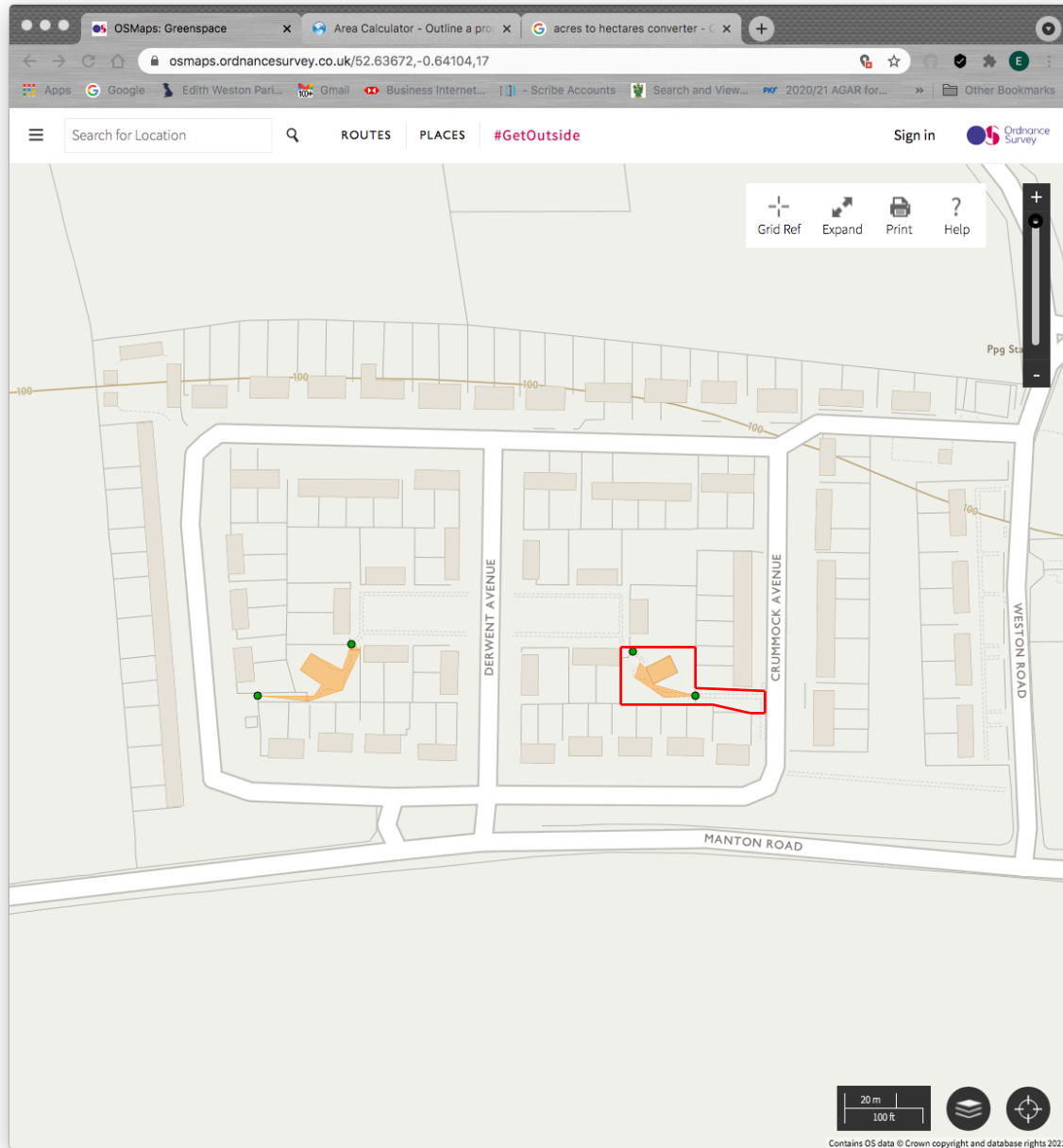
Conclusion

We believe this area should be protected as a Local Green Space as it forms a vital area for walking, leisure and recreation. It provides a green buffer with open space and mature trees between the housing estate and the busy main road. It also provides a valuable footpath link to the school and further on to the recreational space and village centre (shop, church, pub etc).

LGS 12 Crummock Ave, Play Area

Crummock Ave,
Edith Weston

Plan



Special Community Value

The area forms a grassed play area with hard play area and equipment (shown in orange) surrounded by family housing. The play area has pedestrian access from both Crummock Ave and Derwent Ave.



Entrances from Crummock Ave and Derwent Ave



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.076 Hectares (0.19 acres)
Planning permissions or site allocations	None.
Other Designations	This land is inside the planned limits of development and outside the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.076 Ha
Close to the community it serves	Provides important play opportunities for the houses surrounding it.

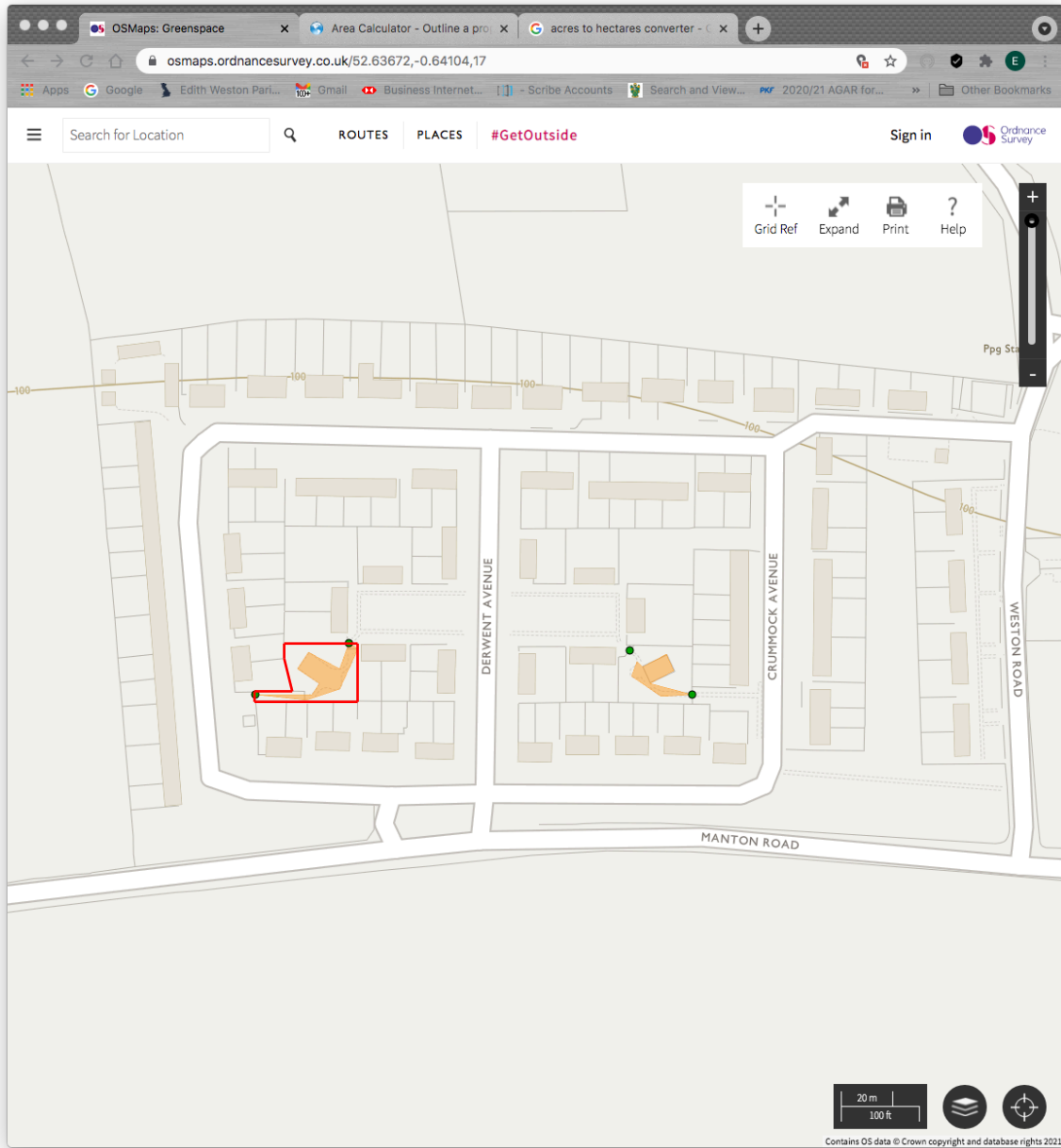
Conclusion

We believe this area should be protected as a Local Green Space as it forms valuable play and leisure facilities for the housing estate.

LGS 13 Ullswater Ave, Play Area

Windermere Road,
Edith Weston

Plan



Special Community Value

The area forms a grassed play area with hard play area and equipment (shown in orange) surrounded by family housing. The play area has pedestrian access from both Derwent Ave and Windermere Road.



Entrance from Ullswater Road



Entrance from Derwent Ave

Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.06 Hectares (0.15 acres)
Planning permissions or site allocations	None.
Other Designations	This land is inside the planned limits of development and outside the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.06 Ha
Close to the community it serves	Provides important play opportunities for the houses surrounding it.

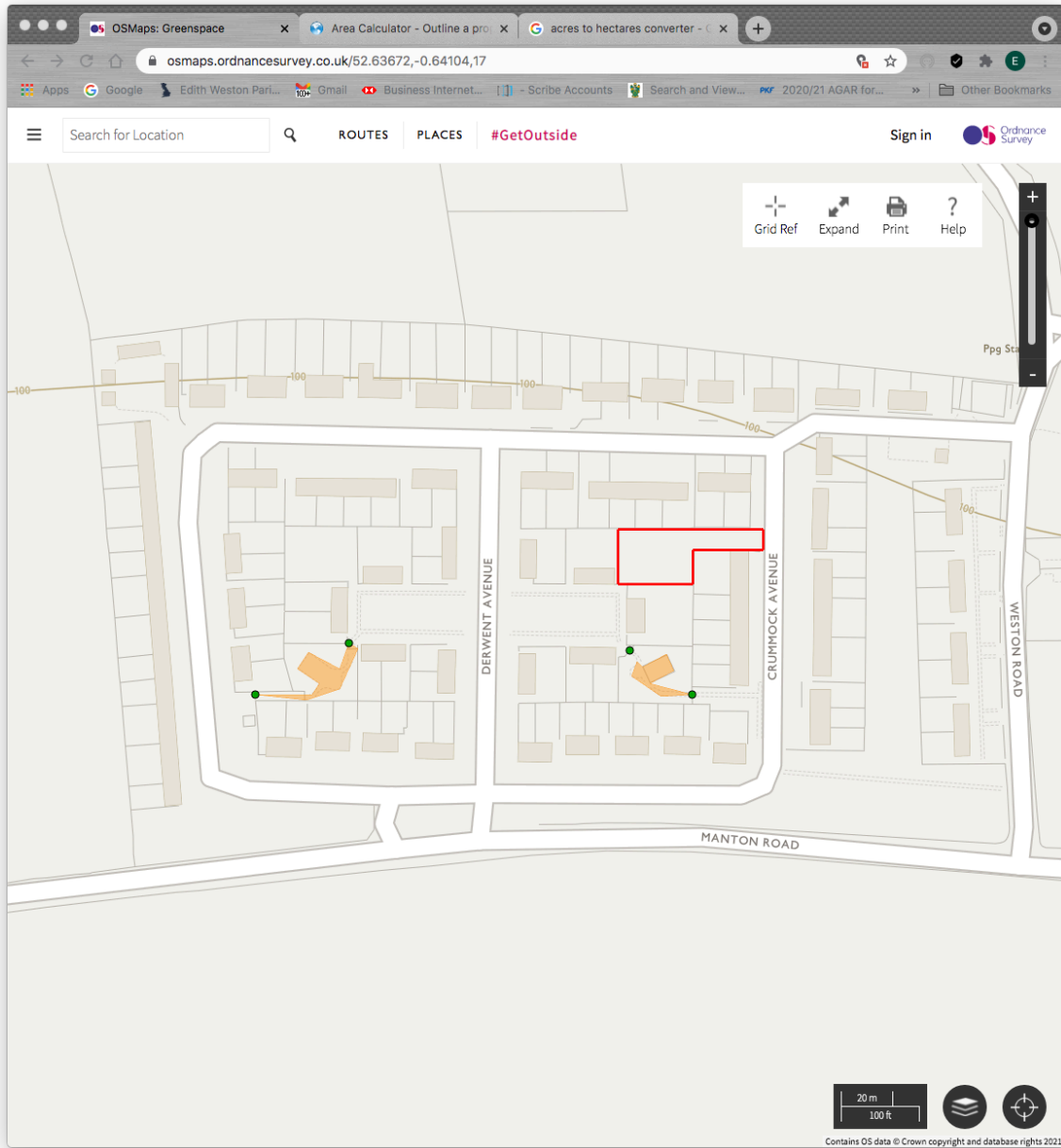
Conclusion

We believe this area should be protected as a Local Green Space as it forms valuable play and leisure facilities for the housing estate.

LGS 14 Derwent Ave Green Space

Derwent Ave
Edith Weston

Plan



Special Community Value

The area forms a grassed recreational area surrounded by housing. The area provides pedestrian access from Derwent Ave to Crummock Ave. There are several mature trees.



Entrance from Crummock Ave and from far corner looking back to the entrance.

Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.076 Hectares (0.19 acres)
Planning permissions or site allocations	None.
Other Designations	This land is inside the planned limits of development and outside the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.076 Ha
Close to the community it serves	Provides important play opportunities for the houses surrounding it.

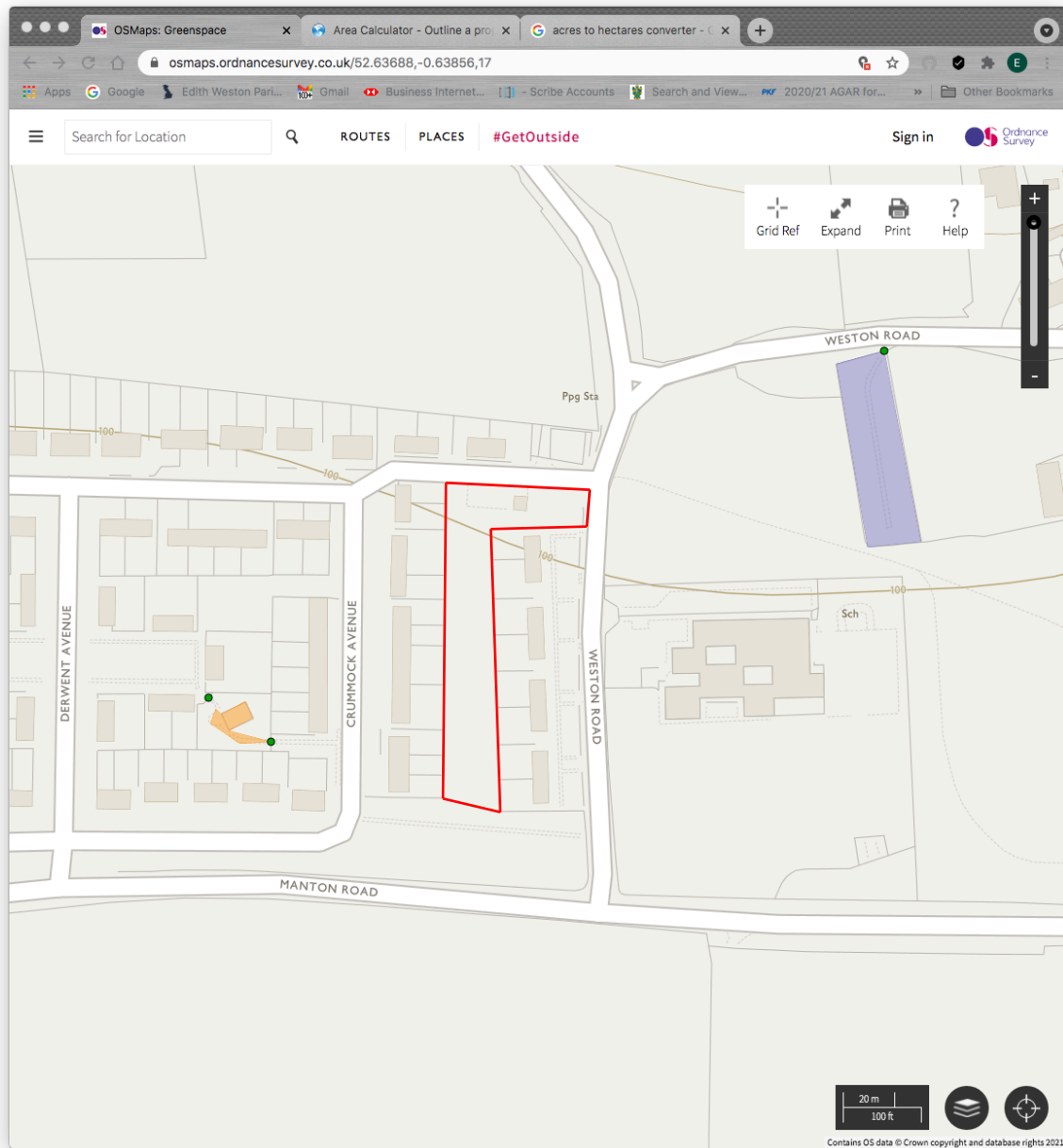
Conclusion

We believe this area should be protected as a Local Green Space as it forms valuable play and leisure facilities for the housing estate.

LGS 15 Coniston Road Green Space

Coniston Road
Edith Weston

Plan



Special Community Value

The area forms a grassed recreational area surrounded on three sides by housing. The area provides pedestrian link from Manton Road to Coniston Road. There are several mature trees and the area is used for recreational use. There is some off-road parking and garaging for the estate. There is a parish council notice board.



Photo from the Manton Road end looking back towards the parking and garages.



Photo from Garages end showing parish notice board.

Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.3 Hectares (0.74 acres)
Planning permissions or site allocations	None.
Other Designations	This land is inside the planned limits of development and outside the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.3 Ha
Close to the community it serves	Provides important play opportunities for the houses surrounding it. The area also provides space for a parish council notice board.

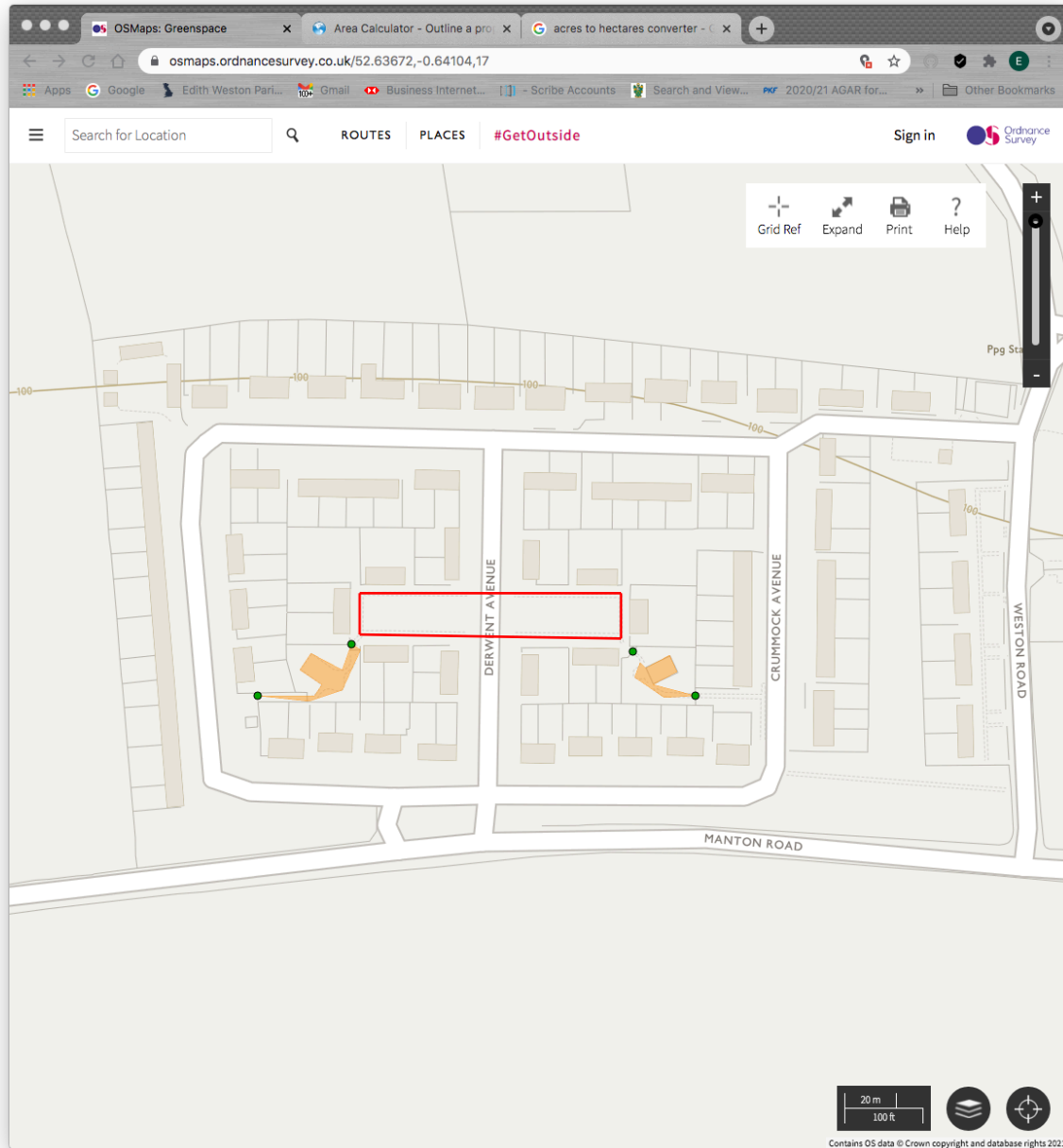
Conclusion

We believe this area should be protected as a Local Green Space as it forms valuable play and leisure facilities for the housing estate.

LGS 16 Derwent Ave, Open Green Space

Derwent Ave
Edith Weston

Plan



Special Community Value

The area forms a grassed village green type space surrounded by housing. The area provides pedestrian access to the houses surrounding it and has several mature trees. There is a refurbished phone box that is now owned by the parish council and contains a defibrillator. The area is crossed by public highway and while the highway is not included, the two remaining halves should be treated as one space.



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.048 Hectares (0.12 acres)
Planning permissions or site allocations	None.
Other Designations	This land is inside the planned limits of development and outside the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.048 Ha. The area is crossed by Derwent Ave and includes car parking that is adopted highway. The adopted highway is not included in the area.
Close to the community it serves	Provides important play opportunities for the houses surrounding it.

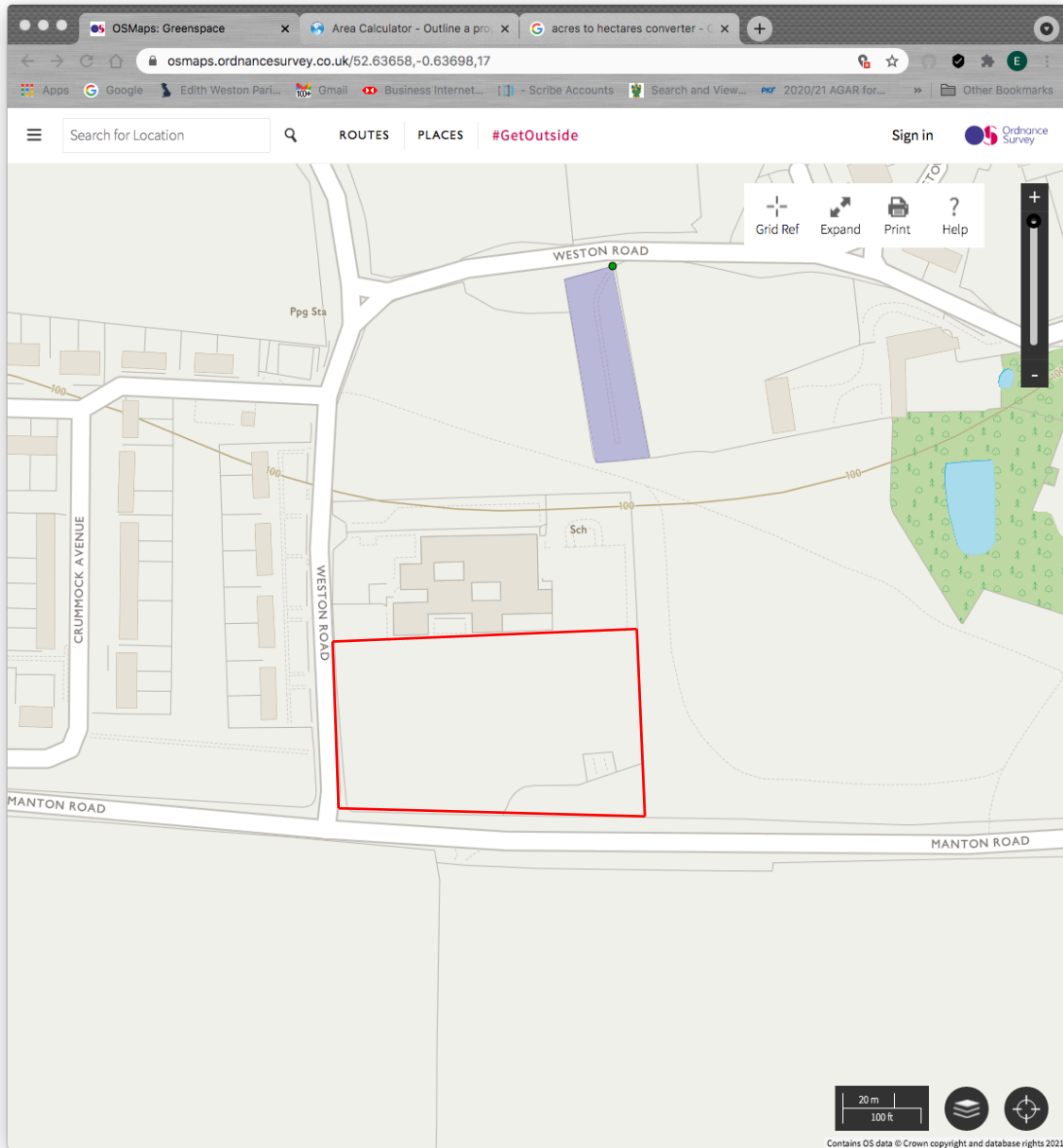
Conclusion

We believe this area should be protected as a Local Green Space as it forms valuable play and leisure facilities for the housing estate. It forms a focal point for the community of surrounding houses.

LGS 17 School Playing Field

Weston Road
Edith Weston

Plan



Special Community Value

This area is currently used as school playing field and wildlife garden.



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.88 Hectares (2.18 acres)
Planning permissions or site allocations	None.
Other Designations	This land is inside the planned limits of development and outside the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.88 Ha
Close to the community it serves	Next to public highway, school and glebe land used for recreation.

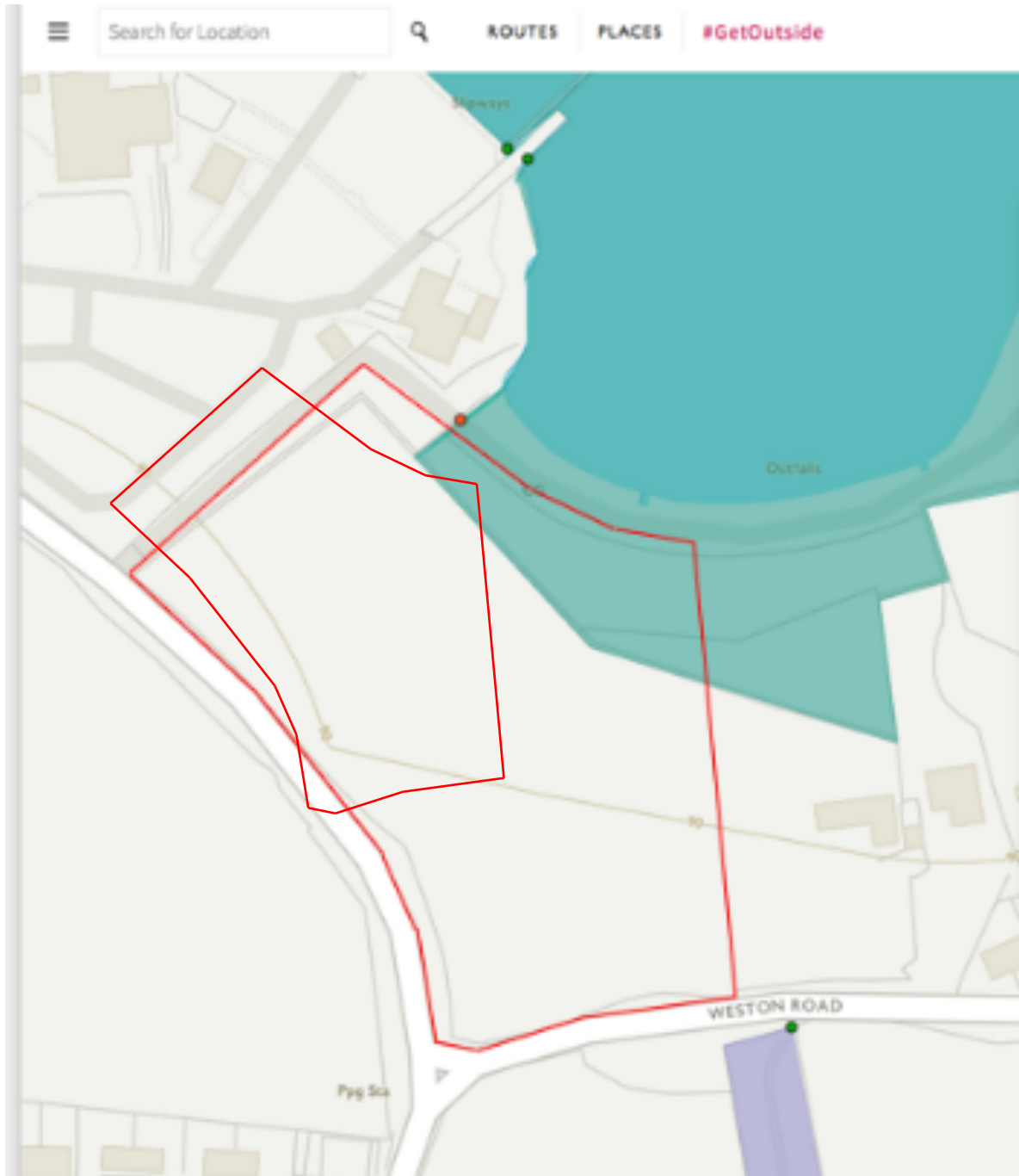
Conclusion

We believe this area should be protected as a Local Green Space as it forms valuable recreational facilities.

LGS 18 Weston Road, Green Space/Field

Weston Road
Edith Weston

Plan



Special Community Value

The area forms a mixture of grass land interspersed with mature trees. It is boarded in part by Rutland Water shoreline and the public path. It adjoins the sailing club boat yard. Part of the land is part of the Rutland Water country park. The land forms important wildlife habitat and has resident Owls regularly nesting in the mature trees and provides an important buffer between the village and Rutland Water Ramsar and SSSI. The land is currently used in part for grassing.



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 1.8 Hectares (4.45 acres)
Planning permissions or site allocations	None.
Other Designations	This land is outside both the planned limits of development the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 1.8 Ha
Close to the community it serves	It is boarded in Part by Rutland Water shoreline (Country Park) and the sailing club boat yard.

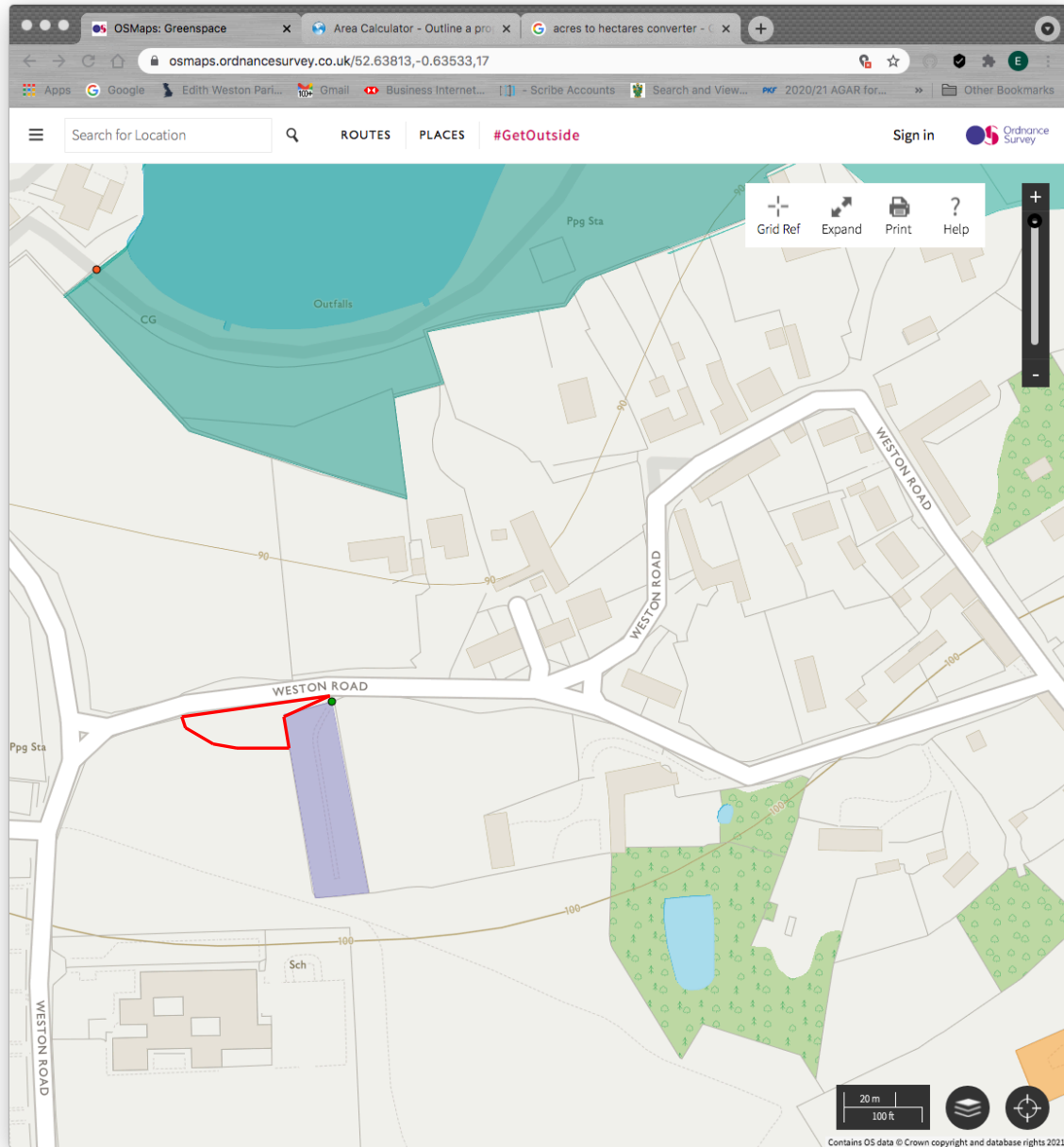
Conclusion

We believe this area should be protected as a Local Green Space as it forms valuable nature habitat including resident breeding Owls and provides an important buffer between the village and Rutland Water Ramsar and SSSI. This would also maintain a valuable wildlife corridor from the Water to the fields beyond the village via the glebe land.

LGS 19 Weston Road Dell

Weston Road
Edith Weston

Plan



Special Community Value

The area forms a mixture mature trees undergrowth and wildflowers offering a very diverse habitat rich areas for birds and other wildlife. The area is not accessible by the public but visible from a regularly walked lane. Because the public cannot access the site it provides an undisturbed area for flora and wildlife.



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.089 Hectares (0.22 acres)
Planning permissions or site allocations	None.
Other Designations	This land is outside the planned limits of development and partially inside the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.089 Ha
Close to the community it serves	Next to public highway.

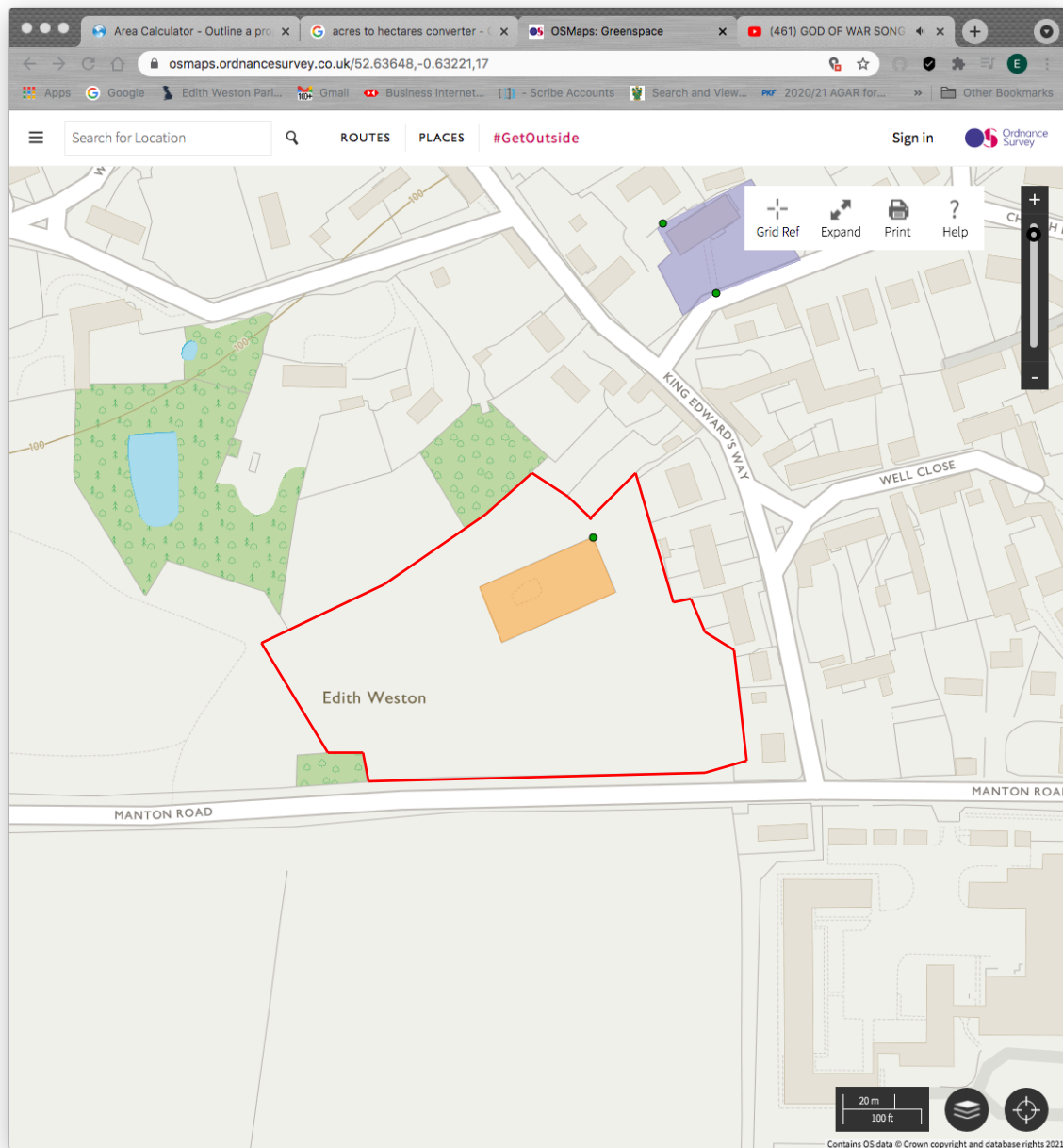
Conclusion

We believe this area should be protected as a Local Green Space as it forms valuable nature habitat including mature trees, undergrowth and wildflowers.

LGS 20 Tommy's Close Recreation Ground

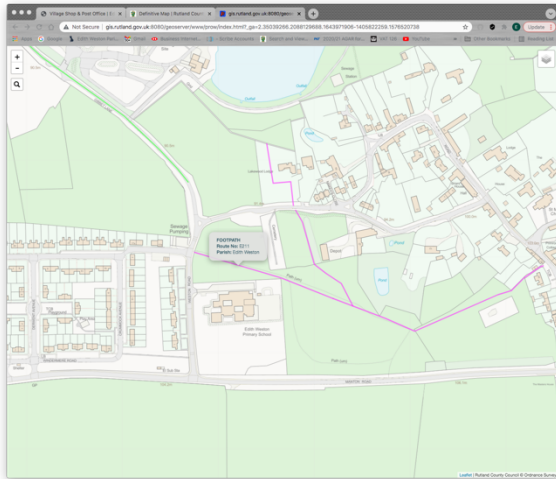
Manton Road,
Edith Weston

Plan



Special Community Value

The area of land forms a vital recreational ground that is in trust for the leisure and recreational uses of village residents. The orange denotes the separate play area. It forms a safe route to the primary school negating the need to walk along the busy road along public footpath E211.



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 1.42 Hectares (3.53 acres)
Planning permissions or site allocations	None.
Other Designations	This land is outside both the planned limits of development and the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 1.42 Ha
Close to the community it serves	Close to public Highway and primary School and links two separate settlement areas. The areas is also adjoining the cemetery.

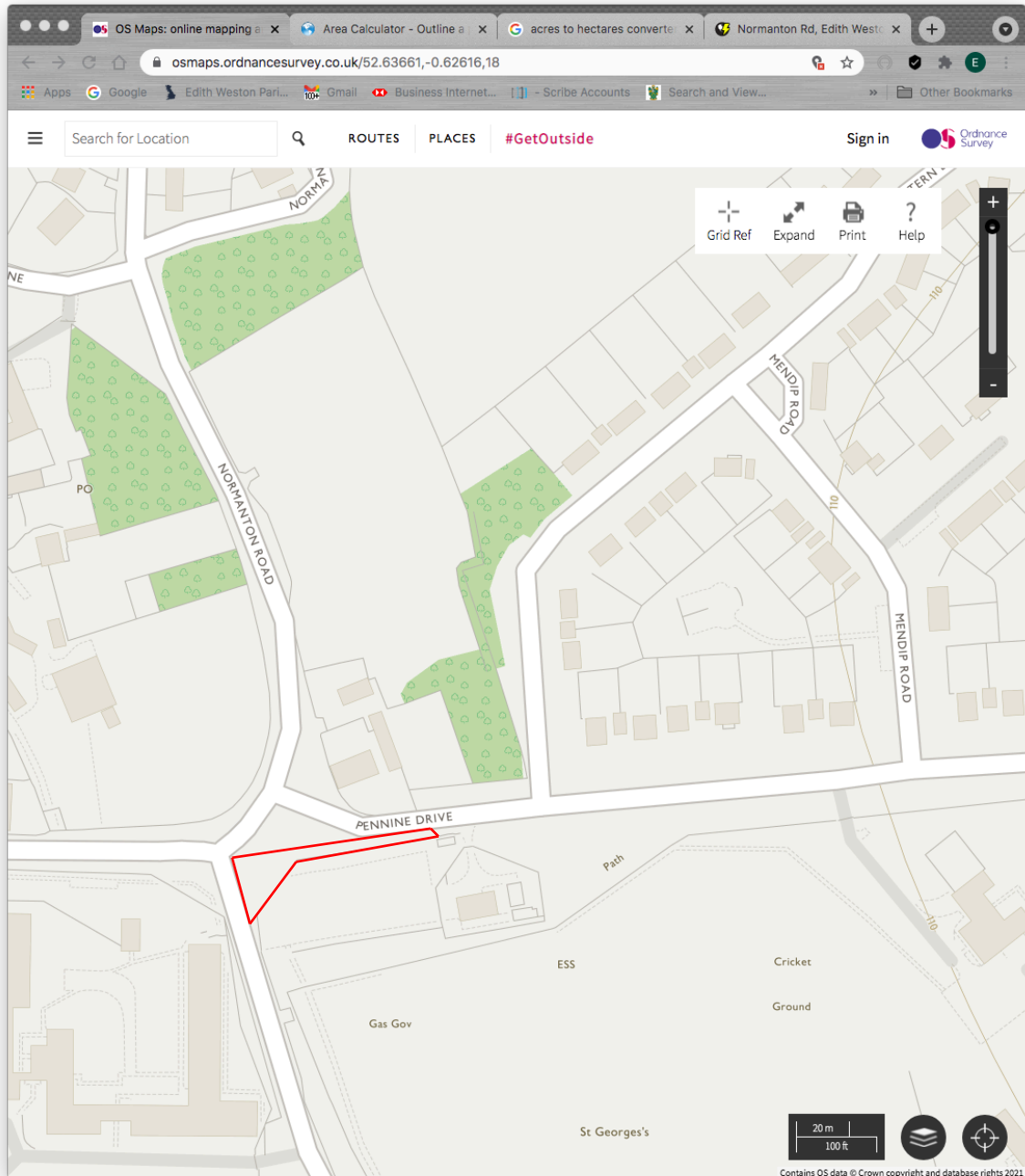
Conclusion

Although this is a slightly larger area of land, we believe this area should be protected as a Local Green Space as it forms a vital area for walking, leisure and recreation activities. It is held in trust for the leisure and recreation of village residents.

LGS 21 Memorial Stones open grassed area

Manton Road/Normanton Road round-a-bout,
Edith Weston

Plan



Special Community Value

The area of land forms a vital link to the village history and the important part that RAF North Luffenham has played in the development of the village. The stones are memorial to the pilots that flew from RAF North Luffenham during WW2 and celebrates the link between the military and residents of the village. This forms a focal point at the intersection of the three main routes into/out of the village. It forms both a social and historical point of interest as it forms part of the Rutland Heritage trail.



Suitability for LGS Designation

Special Community Value	The space is of special community value, as described above.
Area of space (Ha)	Approx. 0.04 Hectares (0.10 acres)
Planning permissions or site allocations	None.
Other Designations	This land is outside both the planned limits of development and the conservation area.
Not an extensive tract of land	This is not an extensive tract of land as only approximately 0.04 Ha
Close to the community it serves	Close to public Highway, pedestrian crossing and pavements. Outside the MOD wire and adjoining a carpark containing public recycling centre.

Conclusion

Although very small in comparison to some memorials it is of vital importance that this area and the features within it be kept in order to provide a link to the social and historic development of the village.

