

Withington Group Neighbourhood Development Plan

Background Paper No. 2–Analysis of Candidate Local Green Spaces.

Background

The Withington Group Parish Council has resolved to prepare a Neighbourhood Development Plan (NDP). As part of the consideration of issues important to the local community an analysis of potential “Local Green Spaces” has been undertaken. The NPPF paragraph 76 encourages such an approach in order to protect valued “Green Spaces” and to ensure that development land required as part of the planning process does not detract from them or their role. National Guidance sets out that such designations should be used only where “Green Space” is:

- Reasonably close to the community it serves
- Where it is demonstrably special to the local community
- When it is local in character, and
- Not an extensive tract of land.

The NDP distinguishes between amenity green space and recreational green space as they have different uses – but the principles of protection should apply to both.

The Candidate Sites

Local Green Space	Proximity to the Community it serves	Demonstrably Special	Local In Character	Not an extensive tract of land
Withington Fields and Copse	This site is adjacent to the built up area of Withington itself and within the proposed Settlement Boundary	These are the only playing fields available to the community and have been provided by public investment in the past and may also do in the future. In addition to the playing fields there are a children’s play area and adult exercise area. The northern projection (The Coppice) is effectively a tree belt that provides a significant buffer between the housing land on one side and agricultural land on the other.	Whilst there is public access to the playing fields/area they cater primarily for local usage rather than county-wide strategic use. The Coppice also provides a public footpath path completing a circular route	The playing fields are the minimum needed to achieve their purpose – the section beside The Coppice is likewise the minimum needed to achieve its landscape and access purposes.
Withies Close	It is an integral part of the housing scheme	It is the only amenity green space within this housing development	It is an integral part of the housing development	It is physically small but publicly accessible green space within the development

Vine Tree Close	It is an integral part of the housing scheme	It is the only amenity green space within this housing development	The trees and green space are a prominent feature within the housing area. The space acts as a 'village green'.	It is physically small but a very conspicuous green space and an essential part of the character of Vine Tree Close
Springfield Close	It is an integral part of the housing scheme with the houses arranged around this mini village green	It is the only amenity green space within this housing development	It is an integral part of the housing development	It is physically small being a small but publicly accessible green space within the development
Hill View Avenue	It is an integral part of the housing scheme with houses arranged around three sides, the fourth side being Withies Road. It includes a small children's play area.	It is the only amenity green space within this housing development – but is also a green space on the main street through the village.	It is an integral part of the housing development	It is physically small being a small but publicly accessible green space within the development
Duke Street (Historic name of settlement)	These agricultural fields and school playing fields provide a very important break between two historic areas of Withington and Duke Street, and protect the views of Withington Conservation Area and important listed buildings	It provides an important green space in the fabric of the village and is part of the setting of the parish church of St Peter, a grade II* listed building. It is visible when approaching from the north and is required to be retained to prevent the visual coalescence of two historic areas.	It is a significant local feature of Withington with houses to north and south and is thereby part of the essential fabric and historic character of the village.	The area of Green Space is the minimum required to maintain the separation of Duke Street from the historic core of Withington to the south and keep open the overall setting of St Peter's church in the historic core of the village
Land north side of C1131	This agricultural field provides an important break in the built up frontage in Westhide	It is an important open space in the fabric of the village	This open space is local to Westhide providing open views to the church and surrounding historic properties	This open space should be retained to maintain the sporadic nature of development in Westhide.
Land around St Peters Church	The cemetery and car park around the church are	It is a special place in the heart of the village	This area is local to St Peters	This area should be retained as an important

	important elements in protecting the setting of this listed building			part of the church setting.
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