

Sawtry Village Neighbourhood Plan



2022 to 2036

Evidence for Local Green Spaces

(To accompany the pre-submission draft of the Neighbourhood Plan in accordance with Regulation 14 of Neighbourhood Planning Regulations 2012)

(Draft Version)

September 2022

Sawtry Village Neighbourhood Plan 2022 to 2036

Evidence for Local Green Spaces
September 2022

Pre-submission Draft of the Neighbourhood Plan in accordance with
Regulation 14 of Neighbourhood Planning Regulations 2012



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



NEIGHBOURHOOD-PLAN.CO.UK

For any query relating to the Neighbourhood Plan contact:

Clerk to Sawtry Parish Council

The Old School House

37 Green End Road

Sawtry

Huntingdon

PE28 5UY

Tel: 01487 831771

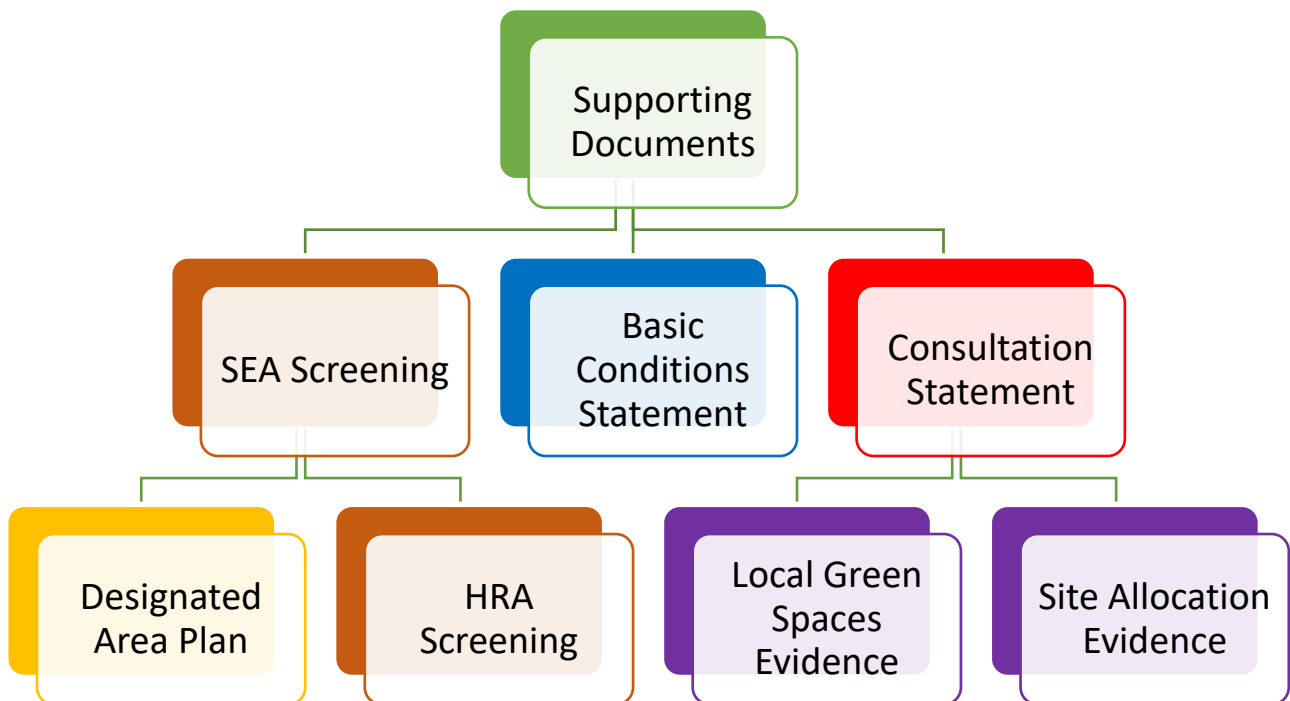
Office Open 09.30 – 13.00 (Monday – Friday)

E mail: clerk@sawtry-pc.gov.uk

www.sawtry-pc.gov.uk

Sawtry Village Neighbourhood Plan 2022 to 2036

The Neighbourhood Plan



Copyright Acknowledgements

Mapping

Contains OS data © Crown copyright 2022

© Crown copyright and database rights 2022, OS licence number 100062422

Mapping and Aerial photos used in this document are either OS Open Data used under the Open Government Licence or is OS Licensed Data reproduced in accordance with the Parish Council's Public Sector Geospatial Agreement licence number 100062422 issued by Ordnance Survey.

Sawtry Village Neighbourhood Plan 2022 to 2036



SAWTRY NEIGHBOURHOOD PLAN – EVIDENCE FOR LOCAL GREEN SPACES: SECTIONS

Introduction

Background

The Identification of Green Spaces

The Refinement Process

Public Consultation on Proposed Local Green Spaces

Appendix: Planning Practice Guidance on Local Green Space

Enclosures

Introduction

In 2012, the Government introduced a new designation of Local Green Space (LGS) through the National Planning Policy Framework (NPPF) which allowed local communities to put forward green areas of particular importance to them for protection. Once designated, planning permission would only be granted for the development of the sites in very special circumstances or if the development clearly enhanced the Local Green Space for the purposes it was designated. Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used where the criteria set out in the NPPF are met. Planning Practice Guidance also provides advice on LGS.

The NPPF sets out criteria by which to assess whether a specific area should be designated as LGS. They are:

1. The green space is in close proximity to the community it serves; and
2. The green space is local in character and is not an extensive tract of land; and
3. The green space is demonstrably special to a local community and holds a particular local significance, for example satisfying one or more features:
 - a. Beauty
 - b. Historic significance
 - c. Recreational value (including playing fields)
 - d. Tranquillity
 - e. Richness in wildlife.

The purpose of this document is to provide evidence showing how 17 areas in Sawtry have been selected for LGS designation from the initial 77 green areas identified as possible candidates for consideration as LGS. The sections below explain how green areas were identified, the steps in eliminating areas which are unsuitable for designation, and the justification for designating each proposed area.

Background

Sawtry is a large village containing many green spaces of varying sizes which are often linked by footpaths to form popular walking routes. During the early community consultation stage of the Neighbourhood Plan, residents spontaneously expressed views on the need for preserving and enhancing green spaces in perpetuity.

Consequently, as part of the development of the draft Neighbourhood Plan a comprehensive exercise led by Cllr John Potter was undertaken on the possible identification of LGS. This involved a four-month process for identifying green spaces across the village and proposing suitable candidates for LGS. This process was widely publicised in the village for community involvement as a stand-alone exercise and further useful feedback was thereby achieved.

The Identification of Green Spaces

Identifying green spaces both comprehensively and without omission proved a lengthy task in itself. The village is in fact fortunate to benefit from a wide network of green spaces of various sizes and purposes. The work started using the District Council map of grass areas under regular maintenance at Enclosure 1 and initially yielded some 33 areas of green space. This initial group of green areas was supplemented by further information from local residents, Parish Councillors and local knowledge.

Each area was marked on a large scale map of Sawtry for further investigation. Concurrently, a note explaining the purpose of LGS and inviting proposals was distributed to every household in the village (Enclosure 2). In order to process responses, a proforma was designed (Enclosure 3). Through this exercise it is considered that every green area in the village has been identified and considered; although the number of green areas in the village has made this an onerous task.

As the identification task grew, the village was divided into three zones, each capable of being explored by a site visit in a few hours. Use of the large scale village map enabled walking routes to be devised covering every road and path in order to reveal all the green areas. Some such areas could be quickly sifted out because they were merely minor roadside verges, others were documented, and many were photographed. Details of the green areas were transferred to a chart (Enclosure 5). The online Ordnance

Survey map was employed to obtain precise references for the centre of each area. The continuation and repetition of this procedure for each zone assembled a list of 77 areas as listed in Enclosure 5.

All of these 77 green areas satisfied the LGS criterion for being in close proximity to the community it served; as such none could be discounted before the refinement process even commenced. The process of filtering out areas unsuitable for proposing as LGSs highlighted the need for professional advice. The planning consultant employed to assist with neighbourhood planning visited Sawtry in April 2022 in order to visit and consider each of the 77 candidates together with Cllr John Potter. On the site visit our consultant discussed the criteria of being demonstrably special and provided a recommendation on whether each of the green areas might be a possible LGS. This work was conducted by traversing the three zones in one day and helped to inform which green areas might be selected for designation as LGSs. An overall refinement process was undertaken, the steps in that refinement process are listed below.



*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.*

The Refinement Process

Step 1. The first step involved the removal of any areas that were classed as an extensive tract of land. All the sites are relatively small in geographic nature except for one green area. There is just one, at serial 4 in Enclosure 4, the farmland between St Judith’s Lane and Bill Hall Way.

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."

The potential LGS at farmland between St Judith's Lane and Bill Hall Way measures approximately 11.90 hectares in size; it does not however encircle the settlement and in fact effectively only abuts one side of the settlement. What constitutes an extensive tract of land is a subjective matter, it must be considered in relation to the size of the community of Sawtry. When standing within the area it feels like a large area and is in effect just one parcel of a network of undeveloped areas south of the main village. As such it is considered to fall to be deemed potentially as an extensive tract of land and not local in character in the same way as other green areas around the village are. It was therefore discounted at this step.

Step 2. The second step excluded areas which already enjoy a degree of protection for specific reasons and do not require LGS designation. LGS is principally an environmental designation and it should not duplicate other designations which seek to achieve a broadly similar purpose. 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.

It is also appropriate to consider whether it may be more appropriate to look to protect any of the potential LGS under other policies within the Neighbourhood Plan. In particular, designation as LGS affords protection similar to Green Belt status and as such future built development would not be permissible if they were designated as LGS. Consequently, for recreation sites 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. Having regard to the above considerations there are thirteen such areas referenced on Enclosure 5 by their serial numbers which are considered to be already sufficiently protected; or could be protected by other policies in the Neighbourhood Plan; or are areas where LGS designation could undermine their future development or enhancement as community facilities:

- a. Serial 5: Sawtry Village Academy playing fields; scheduled for development in 2023 by the owner, Meridian Trust, as a '3G' (all weather) pitch. It can also be potentially protected as a community asset through the Neighbourhood Plan.
- b. Serial 9: Large area to west of Bill Hall Way set aside for flood prevention measures and as such is principally operational land on which public access is available. In addition, although public access is available it does not benefit from particularly strong linkages to the adjacent areas of housing which gives to a slight feeling of separation from the rest of the village.
- c. Serial 11: Area adjacent to and north of Greenfield Sports field wanted for an extension to the sports provision, as such it is not LGS in traditional terms and is more appropriate to be considered for allocation for possible recreational use in the Neighbourhood Plan.
- d. Serial 12: Sawtry Bowling Club owned by the Parish Council and protected from development. It can also be potentially protected as a community asset through the Neighbourhood Plan, LGS designation could interfere with any future proposals for enhancement.
- e. Serial 24: Area to west of Rowell Way; allotments protected from development. It can also be potentially protected as a community asset through the Neighbourhood Plan.
- f. Serial 26: Academy and Infants School grounds; protected from development as an educational establishment. It can also be potentially protected as a community asset through the Neighbourhood Plan, LGS designation could interfere with any future proposals for development, enhancement or expansion.
- g. Serial 35: Mellors Court, a private nursing home; the grounds are akin to a private garden and is therefore not suitable for consideration as a LGS.

- h. Serial 36: Public cemetery which can be protected as a permanent community asset through the Neighbourhood Plan.
- i. Serial 37: Moat and sunken medieval village; this is already protected as a scheduled monument and LGS designation would add no further benefit.
- j. Serial 38: Greenfield Sports; this can already be protected as a community asset through the Neighbourhood Plan and it is already under development with new changing rooms. LGS designation could interfere with any future proposals for development, enhancement or expansion which would undermine the important community function of this site.
- k. Serial 39: Fishing Lake, owned by the Parish Council and used solely by the Angling Club. It can also be potentially protected as a community asset through the Neighbourhood Plan, LGS designation could interfere with any future proposals for enhancement such as storage facilities.
- l. Serial 47: Sports area to west of Sawtry Village Academy; to be retained by Meridian Trust as an educational establishment. It can also be potentially protected as a community asset through the Neighbourhood Plan, LGS designation could interfere with any future proposals for development, enhancement or expansion.
- m. Serial 68: Juniors' play area; owned and retained by Parish Council as a community asset. It can also be potentially protected as a community asset through the Neighbourhood Plan, LGS designation could interfere with any future proposals for the future provision of new equipment or any other enhancement measures.

Step 3. The third step filtered out those areas which, through the site visit process and discussion with our planning consultant, failed to show sufficient merit as holding features of 'special significance'. As the NPPF indicates Local Green Space designation will not be appropriate for most green areas or open space. Consequently, the site visit process was approached with this in mind and in the discussion process our consultant and Cllr John Potter analysed the individual areas in the context of the other areas around the village which had similar characteristics. Enclosure 4 records these features and lists the 36 areas with recommendation 'Not Suitable (NS)' and provides brief reasons for exclusion. Enclosure 5 provides the current data on all 77 areas with explanatory text.

Step 4. From the original 77 green areas this left a remaining 27 green areas that were considered to be suitable for recommendation for LGS designation, either as a single area or by the combination of two or three individual areas into a composite LGS. The initial 77 green areas identified adjacent areas separately for consideration; however 'on-the-ground' a number of these adjacent parcels form what is visually and spatially a single green area. This means that the 27 green areas in effect form a total of 17 separate green areas. Thus, 17 LGS recommendations are made with reasons for support as shown in Enclosure 5. For clarity, Enclosure 6 summarises the final picture and will be distributed for comment through social media and by distribution to all village households at the beginning of June 2022 as a follow up to the stand-alone public consultation. Enclosure 7 contains detailed Parish Online maps of each proposed LGS (to be supplied).

The proposed list of 17 LGS are therefore as follows:

1. The Green and adjacent small area
2. Land off Bramble End and Monks Way
3. Land (Playing field) at Rowell Way
4. Land North of Gidding Road along Sawtry Brook
5. Land including wooded area North of roundabout at Green End Road and Bill Hall Way
6. Land South of Woollard Walk and West of Elm Way
7. Land at Deerpark Road, Coppins Close and Shawley Road
8. Land between Farm Close and Westerman Close
9. Land West of Glatton Road along Sawtry Brook
10. Land at Haynes Close
11. Land on the corner of Fen Lane and Newton Road
12. Land West of Chestnut Close including Jubilee Walk
13. Land between St David's Way and All Saints Way

14. Land at The Maltings
15. Land West of Gloucester Road
16. Land between Saxon Close and Wheatsheaves
17. St Judith's Field and Dog Walking Area

Public Consultation on Proposed Local Green Spaces

The 17 proposed LGSs for designation under Policy SNP1 Protecting Green Spaces will be put forward in the Draft Neighbourhood Plan for public consultation.

Engagement has been undertaken with the owners of the proposed LGSs.

Appendix: Planning Practice Guidance on Local Green Space

The Government has published Planning Practice Guidance in the form of questions and answers, which is repeated below to help provide an understanding of the 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.

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.

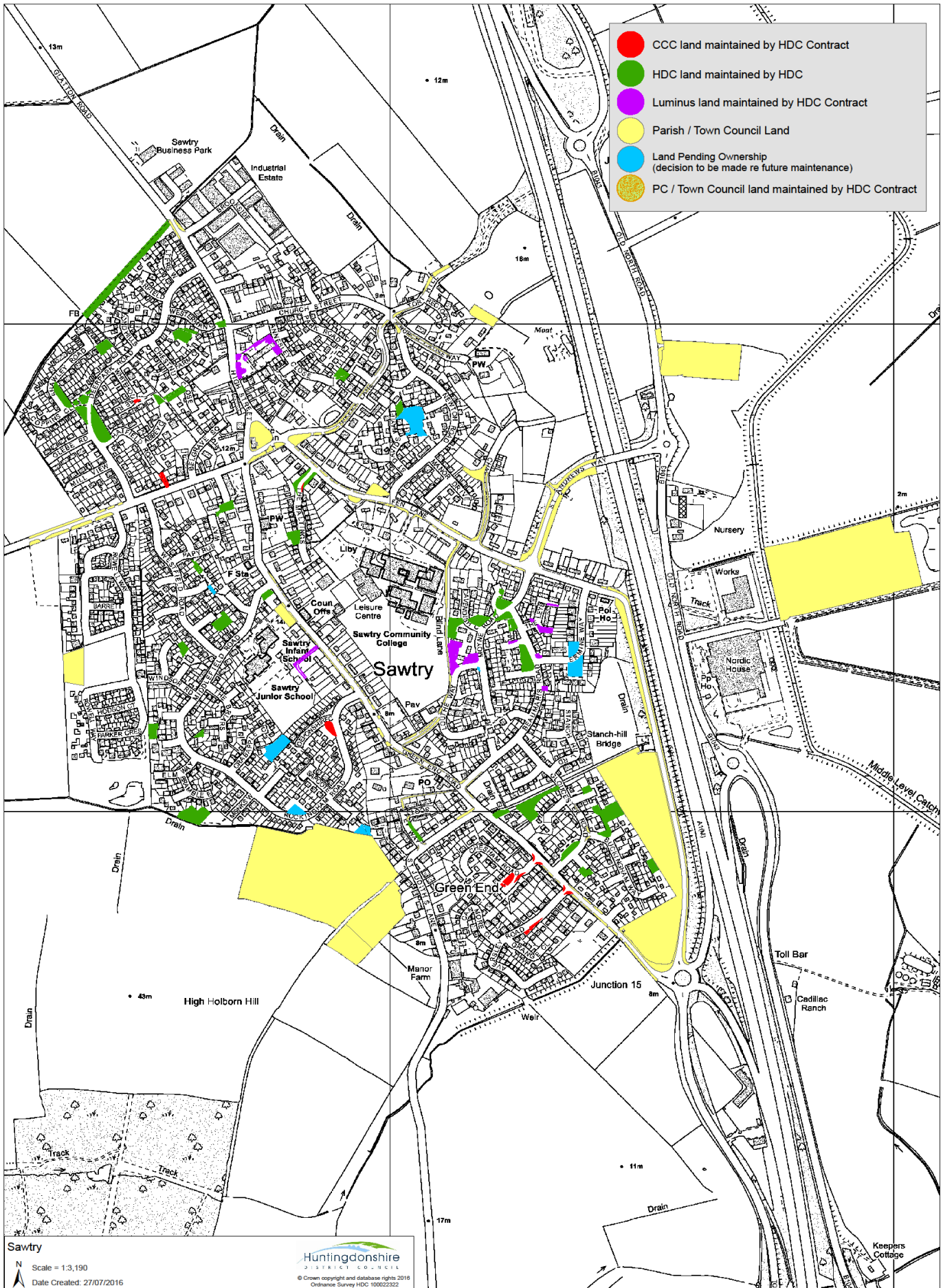
Who will manage Local Green Space?

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.

Enclosures

1. District Council map of maintained Sawtry Grass Areas
2. Explanatory note and invitation regarding Local Green Spaces
3. Local Green Space Proforma
4. Chart showing the assessments of Special Significance Features
5. Full Chart of 77 Green Areas Assessed
6. Note publicising proposals
7. Parish Online maps comprising an overview and 17 individual areas recommended for LGS designations LGS0 to LGS17.

1. District Council map of maintained Sawtry Grass Areas



SAWTRY'S NEIGHBOURHOOD PLAN

LOCAL GREEN SPACES

Our Neighbourhood Plan will allow us to designate areas within Sawtry as Local Green Spaces in order to protect them from development.

This article explains the concept of Local Green Spaces as defined under the National Planning Policy Framework; it also describes the conditions for designating an area as a Local Green Space. Most importantly, you are asked whether you wish to propose an area in your vicinity as a Local Green Space.



What are Local Green Spaces?

As the name implies, any area such as a park, public woodland, playing field or village green may qualify. Once designated, the area is protected from further building development. In Sawtry, St Judith's Field is one example which already exists; however, the area can be of any size, large or small, even down to patches of grass within housing estates. The inclusion of these areas aims to promote the health and well-being of the community.

What are the conditions for designating Local Green Spaces?

The requirements for designation are quite straightforward: the proposed area must be close to the community it serves and have a long term value; it should possess some special or significant feature, such as an attractive appearance, recreational value, historical interest, or richness in wildlife. However, extensive tracts of land, such as farmland outside the village boundary, would not qualify.

Do you wish to designate an area as a Local Green Space?

There are scores of areas in Sawtry which could be so designated and thus protected from future building development. A potential area would need to be justified in terms of its importance, photographed, and then accurately mapped into our Neighbourhood Plan.

Our Neighbourhood Planning Group can perform the technical work... BUT we need your suggestions of suitable areas for inclusion.

Please address any proposals for Local Green Spaces either by email to john.potter@sawtry-pc.gov.uk or in writing to the Parish Council Offices at 37 Green End Road, Sawtry, PE28 5UY.

3. Local Green Space Proforma

SAWTRY'S NEIGHBOURHOOD PLAN

LOCAL GREEN SPACE PROFORMA

Please complete one proforma for each green space proposed.

Proposer's Name:

Contact Details: Telephone: email:

Address:



Local Green Space name:

Location:

Description:

Approximate area: (square metres or hectares):

Owner's name and address (if known):

Has the owner been contacted: Yes/No

Justification and supporting details: please tick each relevant feature and explain its reason – satisfying one or two criteria may be sufficient. (Area must be close to the village and must be local in character.)

Close Proximity to Village	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓						✓
Feature	Explanation for feature (continue overleaf if necessary)					
Beauty						
Historic Significance						
Recreational Value						
Tranquillity						
Wildlife Richness						

Neighbourhood Planning Group use:

Serial No:

Date received:

Map reference:

Photograph:

4. Chart showing the assessments of Special Significance Features

SAWTRY GREEN SPACES SELECTION

(Special Significance features shown for preliminary Local Green Space assessment) 19 Apr 22

Serial	OS Grid Ref. (Centre of area)	Location	Special Significance					Notes/Recommendation 1. Quality (LGS) 2. Exclude special reason (X) 3. Borderline (B) 4. Probably not suitable (NS) 5. Unsure – advice/visit needed by consultant (V)	Sawtry Map Ref	Owner
			Beauty	History	Recreation	Tranquillity	Wildlife			
1	16741 83771	The Green	x	x	x			LGS with serial 21	1	SPC
2	16701 83684	Greenways						NS	14	Private
3	16654 82986	Bramble End/Monks Way			x	x	x	LGS	2	HDC
4	17268 82484	Farmland between St Judith's Lane and Bill Hall Way						X – large tract of land	4	Private
5	16784 83251	Sawtry Village Academy playing fields						X – proposed 3G development	5	MT
6	16444 83313	Rowell Way Playing Field			x		x	LGS	13	HDC
7	16157 83544	Gidding Road/Linden Homes				x	x	LGS	7	Vistry Homes
8	17533 82743	Green End Road/Bill Hall Way			x	x	x	LGS	9	SPC
9	17502 83013	Large area to west of Bill Hall Way			x	x	x	X - already protected: flooding	12	IDB
10	16452 83075	South of Woollard Walk/ West of Elm Way				x	x	LGS	10	PH
11	17869 83648	Area to north of Greenfield Sports						X - possible allocation	15	Private
12	17004 83198	Sawtry Bowling Club						X – community asset	16	SPC
13	16424 83787	East of Deerpark/Glebe Road	x		x			B with serial 31	17	HDC
14	16542 83847	West of Jubilee Walk						B with serial 33	18	HDC
15	16589 83979	Farm Close/Westerman Close		x	x			V – large oak tree	19	HDC
16	16433 83955	Corner of Shawley Road/Deerpark	x		x			V – attractive; walking routes	20	HDC
17	16480 84105	West of Glatton Road/ Brookside walk	x	x	x	x		LGS - protected footpath?	21	HDC
18	17247 83697	Middle of Haynes Close				x	x	LGS	22	Lodge Park
19	16978 83655	Corner of Fen Lane/ Newton Road	x		x	x		LGS	23	SPC

Serial	OS Grid Ref. (Centre of area)	Location	Special Significance					Notes/Recommendation 1. Quality (LGS) 2. Exclude special reason (X) 3. Borderline (B) 4. Probably not suitable (NS) 5. Unsure – advice/visit needed by consultant (V)	Sawtry Map Ref	Owner
			Beauty	History	Recreation	Tranquillity	Wildlife			
20	17206 84221	East end of Tort Hill to A1M boundary		x	x	x		X – CCC protected verges	24	SPC
21	16816 83764	Corner of Fen Lane/Tinkers Lane	x		x	x		LGS with serial 1	25	SPC
22	16905 83897	Area between Tinkers Lane/Annesley Close						NS	26	HDC
23	17367 83298 17366 83336	Corner of Ermine Way (two areas)						NS	27	NC Pending
24	16370 83291	Area to west of Rowell Way						X - allotments	28	SPC
25	17228 82855	Chesham Road						NS	29	CCC
26	16788 83336	Sawtry Junior Academy						X – Academy site	30	MT
27	16659 83393	End of Oakley Drive			x			V	31	HDC
28	16929 83645	Fen Lane						NS	32	SPC
29	16779 83131	Cromwell/Devonshire/ Crabapple			x	x		V	33	NC
30	16347 83854	Shawley Road junction with Coppins Close						V – link with serial 13	34	HDC
31	16389 83829	Straddling Coppins Close; Deerpark						B - with serial 13	35	HDC
32	16666 84002	End of Westerham Close/opposite Church St						NS	36	HDC
33	16574 83857	Jubilee Walk (West of Chestnut Close)		x		x		B with serial 14	37	HDC
34	16551 83680	Gidding Road/End of Hatfield Road						NS	38	CCC
35	16715 83922	Mellors Court						X - private care home	39	Luminus
36	17189 84017	Cemetery						X - cemetery	40	SPC
37	17333 83963	Moat and sunken medieval village		x				X – Scheduled ancient mon't	41	NC
38	17903 83501	Greenfield Sports						X – sports field	42	SPC
39	18093 83554	Fishing Lake						V – members only access	43	SPC

Serial	OS Grid Ref. (Centre of area)	Location	Special Significance					Notes/Recommendation 1. Quality (LGS) 2. Exclude special reason (X) 3. Borderline (B) 4. Probably not suitable (NS) 5. Unsure – advice/visit needed by consultant (V)	Sawtry Map Ref	Owner
			Beauty	History	Recreation	Tranquillity	Wildlife			
40	17051 83807	Between All Saints Way and St David's Way	x		x	x		LGS with serial 41	44	HDC
41	17019 83828	Northwest of serial 40 area 44	x			x		LGS with serial 40	45	HDC
42	17173 83693	Chapel End leading to Manor Drive				x		V	46	SPC
43	17355 83699	Both sides of St Andrews Way						NS	47	SPC
44	16815 83564	The Maltings (two-thirds down)			x	x	x	V	48	HDC
45	16832 83683	The Maltings junction with Fen Lane						NS	49	HDC
46	16874 83442	Rear of Library						NS	50	CCC
47	16906 83535	Sports area to west of SVA						NS	51	MT
48	17226 83427	Moyne Road opposite Beaumaris Road			x	x		V with serials 49 and 51	52	HDC
49	17235 83397	Moyne Road junction with Beaumaris Road						V with serials 48 and 51	53	HDC
50	17275 83308	Moyne Road opposite Ermine Way			x	x		V	54	HDC
51	17180 83392	Moyne Road junction with Cavendish Close			x			V with serials 48 and 49	55	HDC
52	17125 83374	West of Cavendish Close/Blind Lane						NS	56	HDC
53	17142 83328	Area: Blind Lane/Moyne Road/Louthe Way						X – privately owned	57	Lumin-us
54	17217 82993	Green End Road south of drain						X - inaccessible	58	HDC
55	17272 83011	South of drain/west of Gloucester Road			x	x	x	LGS	59	HDC
56	17392 83046	North of Saxon Close						V	60	HDC
57	17426 82997	Saxon Close/ Gloucester Road/Wheatsheaves	x			x		LGS	61	HDC
58	17358 82919	Gloucester Road opposite Ewingswood	x		x			V	62	HDC
59	17386 82878	Ewingswood south west tip				x		V – if time	63	HDC
60	17525 82889	Stanegate/Buckingham Way						NS	64	HDC

Serial	OS Grid Ref. (Centre of area)	Location	Special Significance					Notes/Recommendation 1. Quality (LGS) 2. Exclude special reason (X) 3. Borderline (B) 4. Probably not suitable (NS) 5. Unsure – advice/visit needed by consultant (V)	Sawtry Map Ref	Owner
			Beauty	History	Recreation	Tranquillity	Wildlife			
61	16823 82882	St Judith's Field	x	x	x	x	x	LGS with serial 63	65	SPC
62	16810 83006	Rockingham Road southernmost bend						NS	66	NC
63	16946 82961	End of Holborn View/ Alwyn Close						Link with serial 61?	67	NC
64	17389 82726	Green End Road opposite Cotton Close						X – private land: developing?	68	Private
65	16509 83244	East of Rowell Way and Hodson Court			x	x		V	69	NC
66	16531 83166	East of Parker Crescent/Maple Close/Laurel Close			x	x		V	70	HDC
67	16759 83448	South of Green End Road/Middlefield Junction						NS	71	HDC
68	16798 83397	Juniors' play area						X – community asset	72	SPC
69	16678 83624	South end of Greenways						NS	73	HDC
70	16256 83759	SW of Coppins Close/North of Jackson Av.						B – attenuation basin	74	Vistry Homes
71	17194 83516	Fen Lane opposite Chapel End/St Andrews						V	75	SPC
72	16726 84105	East end of Chapman Close						NS	76	NC
73	16613 82990	Sunken Pond						NS	6	AWA?
74	16624 83159	South west path from the Briars						NS – small patch with one tree	77	NC
75	16591 83336	On footpaths from Hawthorn Way/Windsor Rd			x	x		V	78	NC
76	17434 82955	Wheatsheaves/ Buckingham Way						NS	79	HDC
77	16919 82721	Dog walking area above allotments			x	x		V	80	SPC

5. Full Chart of 77 Green Areas Assessed

SAWTRY GREEN SPACES CHART (29 May 22)

Serial	OS Grid Ref. (Centre of area)	Location	Owner SPC, HDC, CCC, IDB, MT (was CMAT), PH, Private, Not Clear (NC)	Owner Contacted?	Recommendation			Sawtry Map Area	Comments
					LGS	X - exempt	Not suitable		
1	16741 83771	The Green	SPC	✓	✓			1	Composite with serial 21; the original village heart; popular for recreation.
2	16701 83684	Greenways	Private				NS	14	Lacking sufficient special features; possible use for extended parking area for parade of shops.
3	16654 82986	Bramble End/Monks Way	HDC	✓	✓			2	An attractive tranquil space on the village edge providing access to open countryside and other walking routes.
4	17268 82484	Farmland between St Judith's Lane and Bill Hall Way				X		4	Tract of land; possible outline planning permission to be sought
5	16784 83251	Sawtry Village Academy playing fields	MT	✓		X		5	MT propose to retain this playing area for development in 2023 as a '3G' (all weather) pitch; will serve the community sports teams.
6	16444 83313	Rowell Way Playing Field	HDC	✓	✓			13	A large open space generously equipped for children's activities. It is understood that the District Council own and maintain this area at present
7	16157 83544	Gidding Road: west extremity of Linden Homes estate.	Vistry Homes	✓	✓			7	Remaining space after 86 homes approved set aside for public enjoyment; serial 70 containing an attenuation basin included. It is believed that the developer will retain ownership of the green space for five years and will maintain it for that period. The land approved for six homes is on the market, but its exact area needs checking against the planning permission.

Serial	OS Grid Ref. (Centre of area)	Location	Owner SPC, HDC, CCC, IDB, MT (was CMAT), PH, Private, Not Clear (NC)	Owner Contacted?	Recommendation			Sawtry Map Area	Comments
					LGS	X - exempt	Not suitable		
8	17533 82743	Green End Road/Bill Hall Way	SPC	√	√			9	This area of woodland and footpaths is the only feasible LGS in the southernmost portion of Sawtry; an attractive area for woodland walks and for wildlife. (Cllr Sanderson proposes further development as a recreational site.)
9	17502 83013	Large areas to west of Bill Hall Way	North: private South: Sawtry IDB			X		12	North: privately owned. South: owned by Sawtry Internal Drainage Board (IDB) and rented by SPC. A very large area set aside for flood prevention, a popular dog walking route and a haven for birdlife. With the provision of car parking and access, greater use might be made for the benefit of village residents.
10	16452 83075	South of Woollard Walk/west of Elm Way	PH		√			10	A large area enclosing shrubs, rough grass and an attenuation basin which makes an important recreational contribution to the new homes. Persimmon Homes (PH) appear to retain ownership. Apparently not maintained. One LGS proposer would like benches installed.
11	17869 83648	Area to north of Greenfield Sports	Private			X		15	SSLA prospective purchase; owner Conington Estates; discussion with agent Fisher German at Market Harborough
12	17004 83198	Sawtry Bowling Club	SPC	√		X		16	Protected sports area.
13	16424 83787	East of Deerpark/Glebe Road	HDC	√	√			17	Composite LGS with serial 30 and 31
14	16542 83847	West of Jubilee Walk	HDC	√	√			18	Composite with serial 33 (Mary Owen: chestnut trees; village feature; home for birds.)
15	16589 83979	Farm Close/Westerman Close	HDC	√	√			19	A tranquil area, with an ancient oak tree and on popular walking routes.

Serial	OS Grid Ref. (Centre of area)	Location	Owner SPC, HDC, CCC, IDB, MT (was CMAT), PH, Private, Not Clear (NC)	Owner Contacted?	Recommendation			Sawtry Map Area	Comments
					LGS	X - exempt	Not suitable		
16	16433 83955	Corner of Shawley Road/Deerpark	HDC				NS	20	Lacking sufficient special features
17	16480 84105	West of Glatton Road/Brookside walk	HDC	✓	✓			21	An area of growing importance for protection in view of the large estate planned to the north. (Mary Owen: dog walking route; hedging is home for birdlife.)
18	17247 83697	Middle of Haynes Close and adjacent grass areas.	Lodge Park	✓	✓			22	A well-planned communal area supporting wildlife.
19	16978 83655	Corner of Fen Lane/Newton Road	SPC	✓	✓			23	Borderline for LGS, but a popular seated area for recreation; something of a 'gateway' to the village centre.
20	17206 84221	East end of Tort Hill to A1M boundary	SPC				NS	24	Part of a local walking route, but lacking special features; the verges are protected by Cambridgeshire County Council.
21	16816 83764	Corner of Fen Lane/Tinkers Lane	SPC	✓	✓			25	Composite with serial 1.
22	16905 83897	Area between Tinkers Lane/Annesley Close	HDC				NS	26	Lacking sufficient special features
23	17367 83298 17366 83336	Corner of Ermine Way (two grass areas)	NC				NS	27	Ermine Way suffers from parking congestion on the stretch leading from Beaumaris Road through the lack of garages. Local residents wish to pave over grass areas to create parking space.
24	16370 83291	Area to west of Rowell Way	SPC			X		28	Allotments: already protected
25	17228 82855	Chesham Road	CCC				NS	29	Scenic area surrounded by bungalows, but lacking sufficient special features.

Serial	OS Grid Ref. (Centre of area)	Location	Owner SPC, HDC, CCC, IDB, MT (was CMAT), PH, Private, Not Clear (NC)	Owner Contacted?	Recommendation			Sawtry Map Area	Comments
					LGS	X - exempt	Not suitable		
26	16788 83336	Sawtry Junior Academy	MT			X		30	Academy and Infants School grounds.
27	16659 83393	End of Oakley Drive	HDC				NS	31	Apparently little used apart from access to Hunters Way and Oakley Drive.
28	16929 83645	Fen Lane	SPC				NS	32	Lacking sufficient special features; adjacent to 12 Fen Lane – plot under development.
29	16779 83131	Cromwell/ Devonshire/ Crabapple	NC				NS	33	No special features; an area remaining vacant after development.
30	16347 83854	Shawley Road junction with Coppins Close	HDC	√	√			34	Composite with 13 and 31
31	16389 83829	Straddling Coppins Close; Deerpark	HDC	√	√			35	Composite with 13 and 30
32	16666 84002	End of Westerham Close/ opposite Church St	HDC				NS	36	Lacking sufficient special features
33	16574 83857	Jubilee Walk (West of Chestnut Close)	HDC	√	√			37	Composite with serial 14
34	16551 83680	Gidding Road/End of Hatfield Road	CCC				NS	38	Lacking sufficient special features
35	16715 83922	Mellors Court	Luminus			X		39	Private nursing home; not suitable as a LGS.
36	17189 84017	Cemetery	SPC	√		X		40	Protected as a permanent community asset.
37	17333 83963	Moat and sunken medieval village	NC			X		41	Protected as a scheduled ancient monument.

Serial	OS Grid Ref. (Centre of area)	Location	Owner SPC, HDC, CCC, IDB, MT (was CMAT), PH, Private, Not Clear (NC)	Owner Contacted?	Recommendation			Sawtry Map Area	Comments
					LGS	X - exempt	Not suitable		
38	17903 83501	Greenfield Sports	SPC	√		X		42	Protected as a community asset and under development with new changing rooms.
39	18093 83554	Fishing Lake	SPC	√		X		43	Used by the Angling Club.
40	17051 83807	Between All Saints Way and St David's Way	NC	√	√			44	Composite with adjoining area serial 41; a large open area which contributes to this communal area and provides the only grassed space to the homes bounded by Newton Road, Tinkers Lane and Fen Lane.
41	17019 83828	Northwest of serial 40 area 44	HDC	√	√			45	Composite with serial 40.
42	17173 83693	Chapel End leading to Manor Drive	SPC				NS	46	Used as an informal parking area; does not satisfy LGS criteria.
43	17355 83699	Both sides of St Andrews Way	SPC				NS	47	Roadside verges and not suitable as a LGS
44	16815 83564	The Maltings (two-thirds down)	HDC	√	√			48	Borderline as a LGS, but desired by residents for dog walking; a home for birdlife; children's play area. (Mary Owen proposer.)
45	16832 83683	The Maltings junction with Fen Lane	HDC				NS	49	Lacking sufficient special features
46	16874 83442	Rear of Library					NS	50	Not suitable as a LGS; possible future development as part of the community facilities.
47	16906 83535	Sports area to west of SVA	MT	√		X		51	Sports area to be retained by MT.
48	17226 83427	Moyne Road opposite Beaumaris Road	HDC				NS	52	Three related areas serials 48, 49 and 51 are attractive spaces, but lacking special features
49	17235 83397	Moyne Road junction with Beaumaris Road	HDC				NS	53	L-shaped area related to serials 48 and 51

Serial	OS Grid Ref. (Centre of area)	Location	Owner SPC, HDC, CCC, IDB, MT (was CMAT), PH, Private, Not Clear (NC)	Owner Contacted?	Recommendation			Sawtry Map Area	Comments
					LGS	X - exempt	Not suitable		
50	17275 83308	Moyne Road opposite Ermine Way	HDC				NS	54	Borderline as a LGS; (No longer used as a play area: John Webber.)
51	17180 83392	Moyne Road junction with Cavendish Close	HDC				NS	55	Area related to serials 48 and 49.
52	17125 83374	West of Cavendish Close/Blind Lane	HDC				NS	56	Lacking special features.
53	17142 83328	Area: Blind Lane/Moyne Road/Louthe Way	Luminus				NS	57	Any grassed areas have been paved over and developed with garage blocks.
54	17217 82993	Green End Road south of drain	HDC				NS	58	A small and inaccessible area.
55	17272 83011	South of drain to the west of Gloucester Road and drainage area	HDC and Sawtry IDB	√	√			59	Recommended as a LGS in conjunction with both sides of drain. (resident John Webber)
56	17392 83046	North of Saxon Close	HDC	√	√			60	Composite with serials 57 and 76.
57	17426 82997	Saxon Close/Gloucester Road/Wheat-sheaves	HDC	√	√			61	A very attractive wooded area with undulating terrain, providing access to serial 9. Recommended as a LGS in conjunction with contiguous areas serials 56 and 76.
58	17358 82919	Gloucester Road opposite Ewingswood	HDC				NS	62	Insufficient redeeming features for a LGS.
59	17386 82878	Ewingswood south west tip	HDC				NS	63	A small and unremarkable area.
60	17525 82889	Stanegate/Buckingham Way	HDC				NS	64	A small isolated patch.

Serial	OS Grid Ref. (Centre of area)	Location	Owner SPC, HDC, CCC, IDB, MT (was CMAT), PH, Private, Not Clear (NC)	Owner Contacted?	Recommendation			Sawtry Map Area	Comments
					LGS	X - exempt	Not suitable		
61	16823 82882	St Judith's Field	SPC	v	v			65	A large open space with the feel of parkland and equipped with play equipment and the skatepark; very popular for walking, exercise and recreation. The upper section could be designated as LGS, leaving a lower section some 100m by 40m for possible development with sports facilities. Composite with adjacent approach area serial 63 and the dog walking area serial 77.
62	16810 83006	Rockingham Road southern-most bend	NC				NS	66	Lacking sufficient special features.
63	16946 82961	End of Holborn View/Alwyn Close	NC	v	v			67	In combination with serials 61 and 77
64	17389 82726	Green End Road opposite Cotton Close	Private				NS	68	Privately owned land being considered for development.
65	16509 83244	East of Rowell Way and Hodson Court	NC				NS	69	Formerly allocated for development which failed to progress, but may be used for community facilities in the future.
66	16531 83166	East of Parker Crescent/ Maple Close/ Laurel Close	HDC				NS	70	Lacking sufficient special features.
67	16759 83448	South of Green End Road/ Middlefield Junction	HDC				NS	71	Little more than a roadside verge.
68	16798 83397	Juniors' play area	SPC	v		X		72	Owned and retained by Parish Council as a community asset.

Serial	OS Grid Ref. (Centre of area)	Location	Owner SPC, HDC, CCC, IDB, MT (was CMAT), PH, Private, Not Clear (NC)	Owner Contacted?	Recommendation			Sawtry Map Area	Comments
					LGS	X - exempt	Not suitable		
69	16678 83624	South end of Greenways	HDC				NS	73	Lacking sufficient special features; an unattractive route to shops.
70	16256 83759	SW of Coppins Close/North of Jackson Av.	NC	√	√			74	In conjunction with serial 7 as a LGS; grassed area and attenuation basin.
71	17194 83516	Fen Lane opposite Chapel End/St Andrews	SPC				NS	75	A useful access between Fen Lane and Moyne Road.
72	16726 84105	East end of Chapman Close	NC				NS	76	Lacking sufficient special features; sign 'Private Land'
73	16613 82990	Sunken Pond	AWA?				NS	6	Just a small and often dry attenuation pool with vegetation and possibly wildlife.
74	16624 83159	South west path from the Briars	NC				NS	77	Small triangular patch; silver birch tree; lacking in features.
75	16591 83336	On footpaths from Hawthorn Way/Windsor Rd	NC				NS	78	Approached by two footpaths as a 'dead end' plot.
76	17434 82955	Wheat-sheaves/Buckingham Way	HDC	√	√			79	Part of this area to be included with serials 56 and 57.
77	16919 82721	Dog walking area above allotments	SPC	√	√			80	In combination with serials 61 and 63. (Neil Simmons request.)

SAWTRY'S NEIGHBOURHOOD PLAN

LOCAL GREEN SPACES

Many thanks to the residents who suggested areas for designation as Local Green Spaces and who commented on the provisional selection. Following the advice of our planning consultant, we intend to propose the seventeen areas listed below for consideration by the external examiner of our Neighbourhood Plan. Once an area has been designated as a Local Green Space, it will be protected from future building development and will be retained for our enjoyment.



1	The Green itself including the area on the corner of Fen Lane and Tinkers Lane
2	The green area off Bramble End and Monks Way
3	Rowell Way Playing Field
4	Gidding Road west of the Linden Homes estate and includes the attenuation pond
5	Wooded area and footpaths north of the roundabout at Green End Road and Bill Hall Way
6	Large unmaintained area south of Woollard Walk and west of Elm Way
7	Three areas combined: Shawley Road junction with Coppins Close; Deerpark opposite Coppins Close; Deerpark opposite Glebe Road
8	Area between Farm Close and Westerman Close containing the ancient oak tree
9	Brookside walk: west of Glatton Road and south of the planned new estate
10	The wildlife area in the middle of Haynes Close and surrounding green spaces
11	The recreation area on the corner of Fen Lane and Newton Road
12	Jubilee Walk west of Chestnut Close and the adjacent grass area
13	Green area between All Saints Way and St David's Way including the adjacent area
14	The Maltings: two-thirds of the way down and containing the tall evergreen tree
15	West of Gloucester Road below the long drain and includes both sides of the drain
16	Wooded hillocks and adjacent green spaces accessed by footpaths from Saxon Close, Gloucester Road and Wheatsheaves
17	St Judith's Field and the small area reached from Holborn View and Alwyn Close; the dog walking area above the Parish Council allotments is included

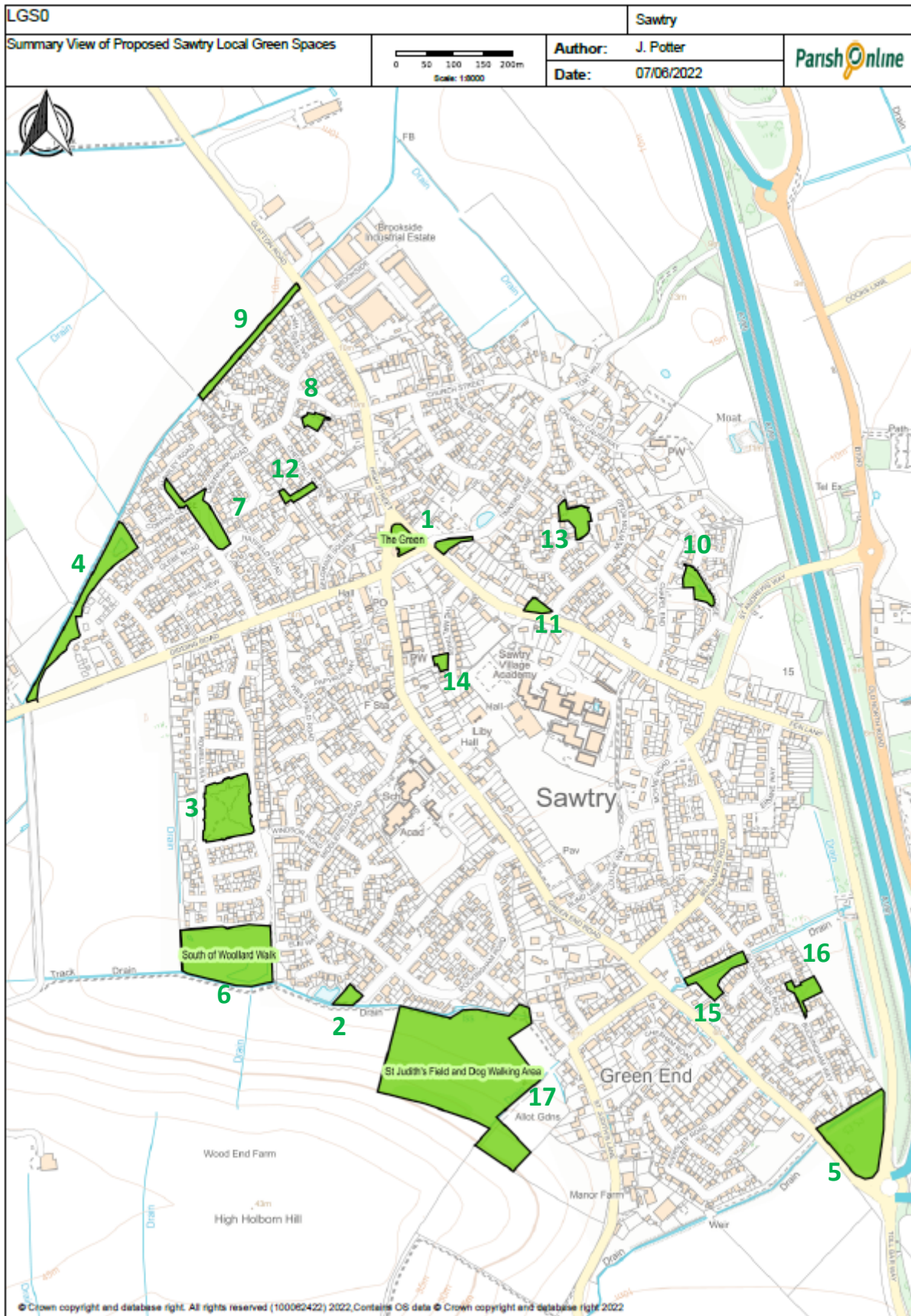
Would you like more details?

In due course, photographs and maps will be available to provide a clearer picture of the areas listed above. For further information or comments please write to the Parish Council Offices at 37 Green End Road, Sawtry, PE28 5UY, or email

john.potter@sawtry-pc.gov.uk

7. Parish Online maps comprising an overview and 17 individual areas recommended for LGS designations LGS0 to LGS17

Map Showing All 17 Proposed LGS



LGS1

The Green

Sawtry

Author: J. Potter

Date: 07/06/2022



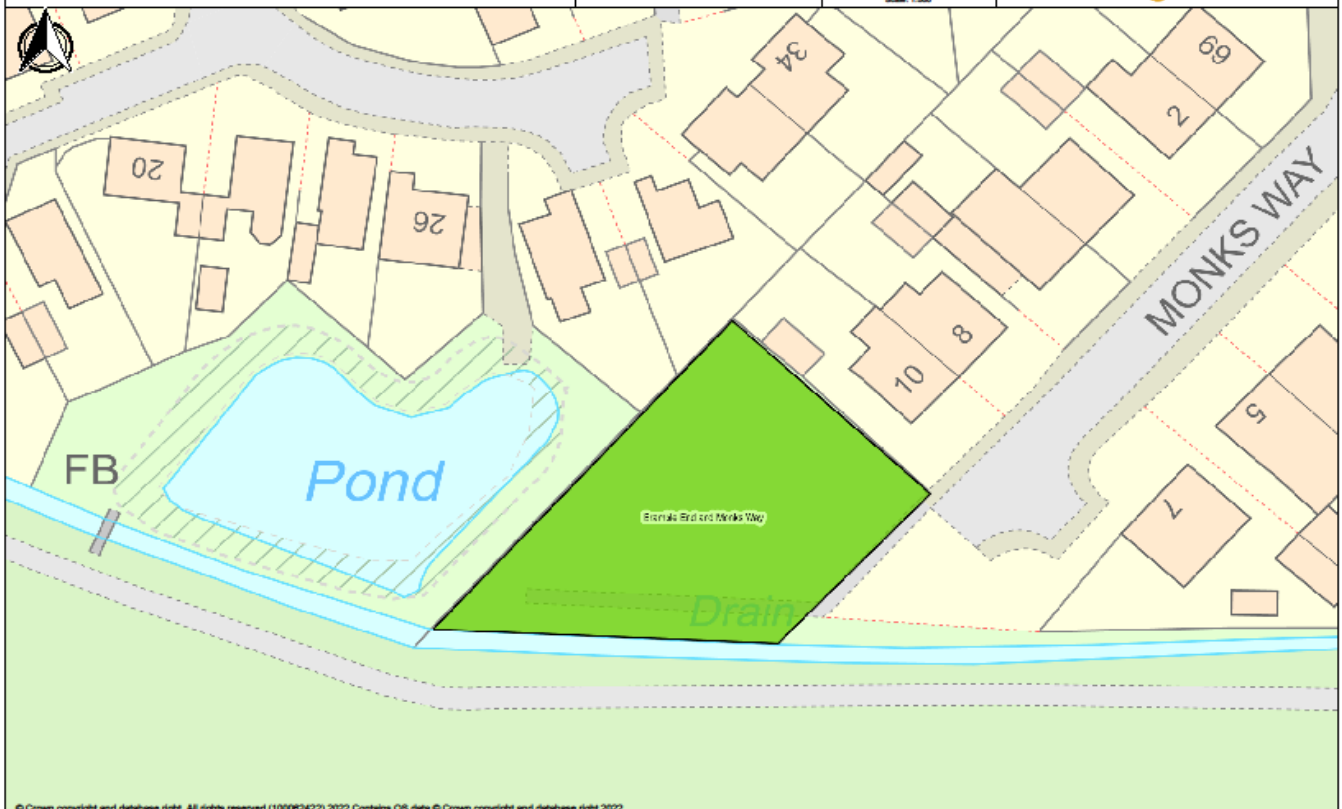
LGS2

An attractive tranquil space on the village edge providing access to open countryside and other walking routes.

Sawtry

Author: J. Potter

Date: 10/08/2022



LGS3

Rowell Way Playing Field: a large open space generously equipped for children's activities.

Sawtry

Author: J. Potter

Date: 10/06/2022



© Crown copyright and database right. All rights reserved (100062422) 2022. Contains OS data © Crown copyright and database right 2022

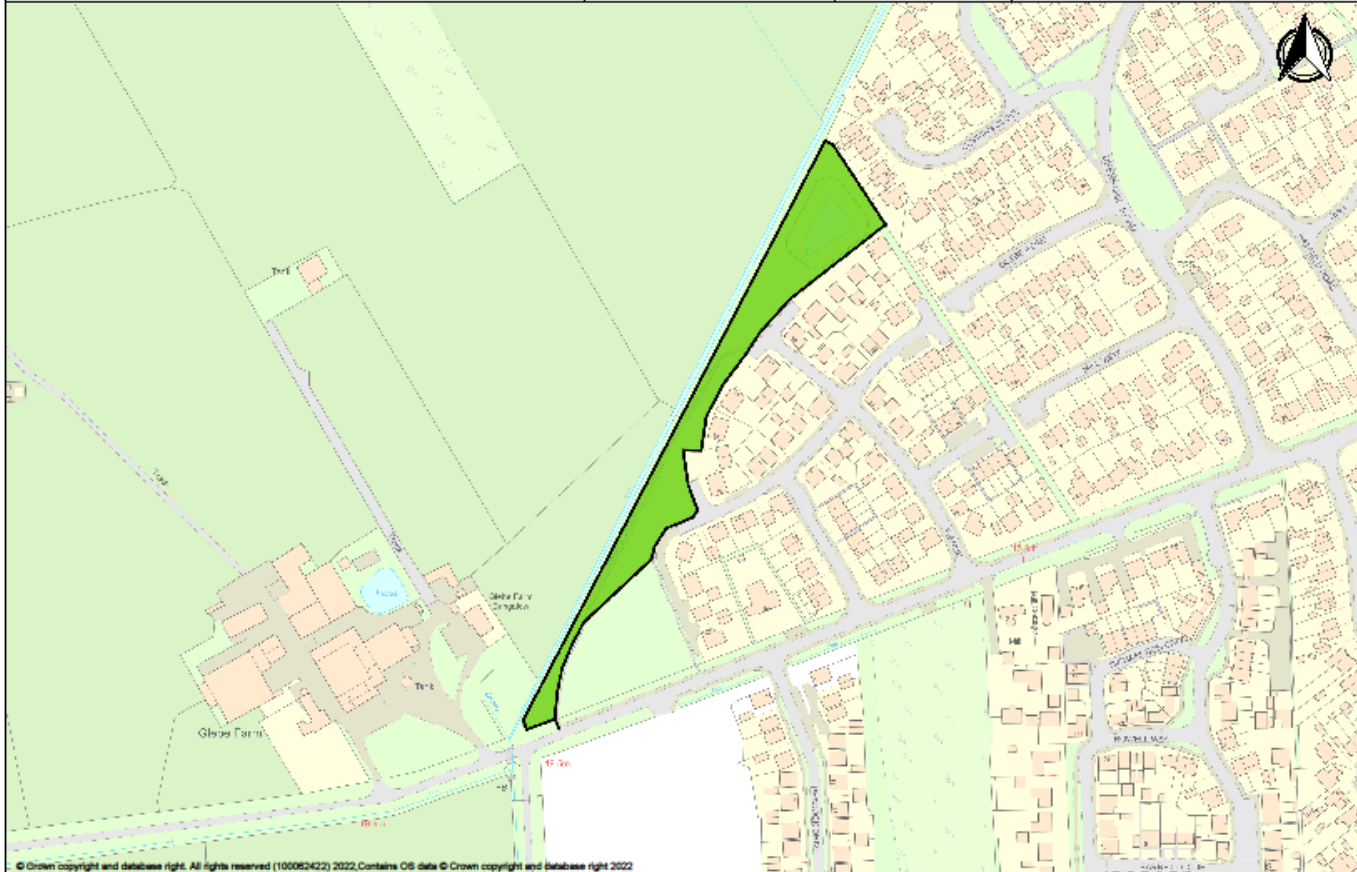
LGS4

Proposed Local Green Space west of Linden Homes development.

Sawtry

Author: J. Potter

Date: 26/09/2022



© Crown copyright and database right. All rights reserved (100062422) 2022. Contains OS data © Crown copyright and database right 2022

LGS5

Sawtry

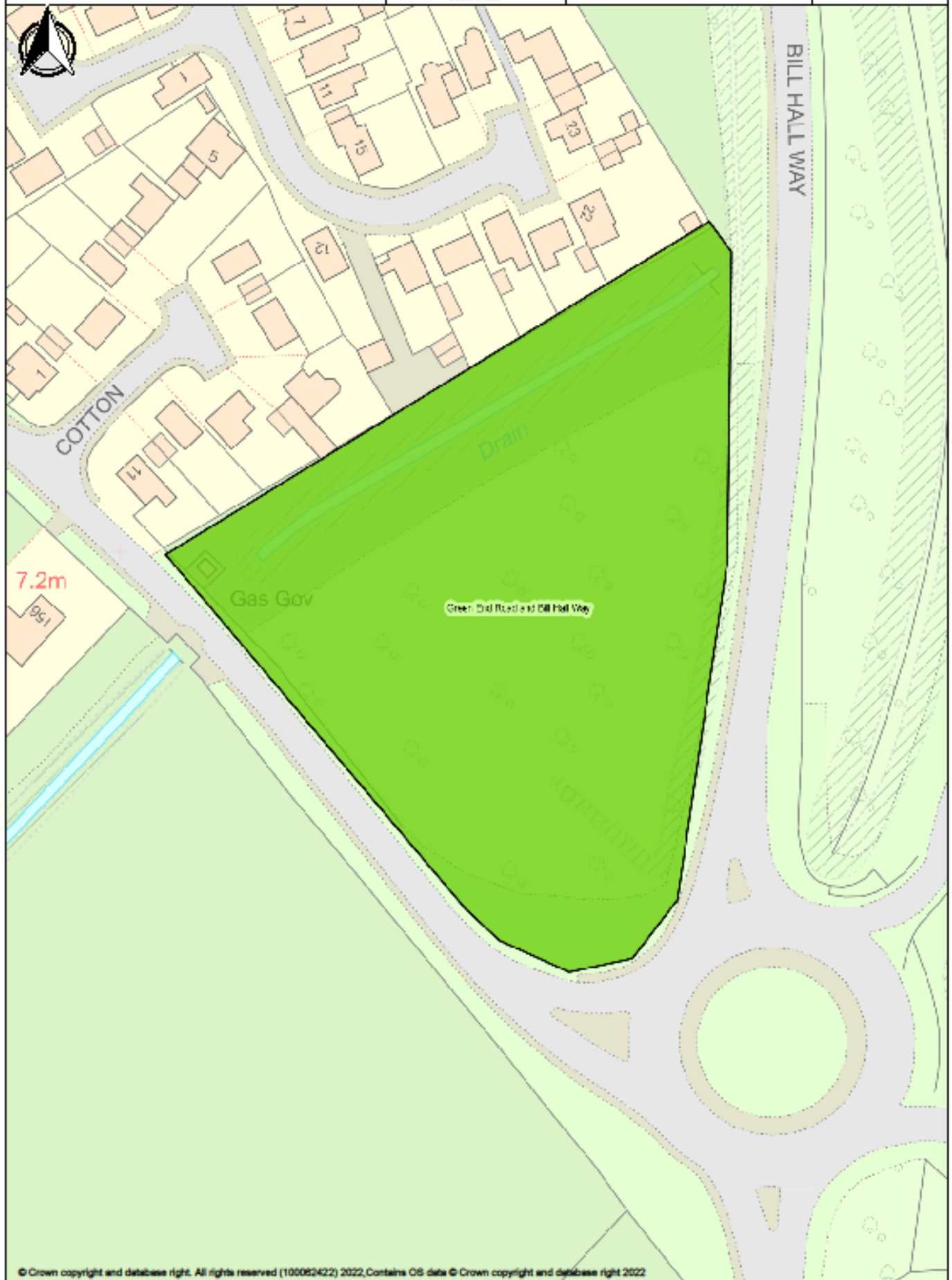
This area of woodland and footpaths is the only feasible LGS in the southernmost portion of Sawtry, an attractive area for woodland walks and for wildlife.



Author: J. Potter

Date: 10/06/2022

ParishOnline



LGS6

Sawtry

A large area enclosing shrubs, rough grass and an attenuation basin which makes an important recreational contribution.

Author: J. Potter

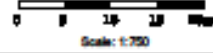
Date: 10/06/2022



LGS7

Sawtry

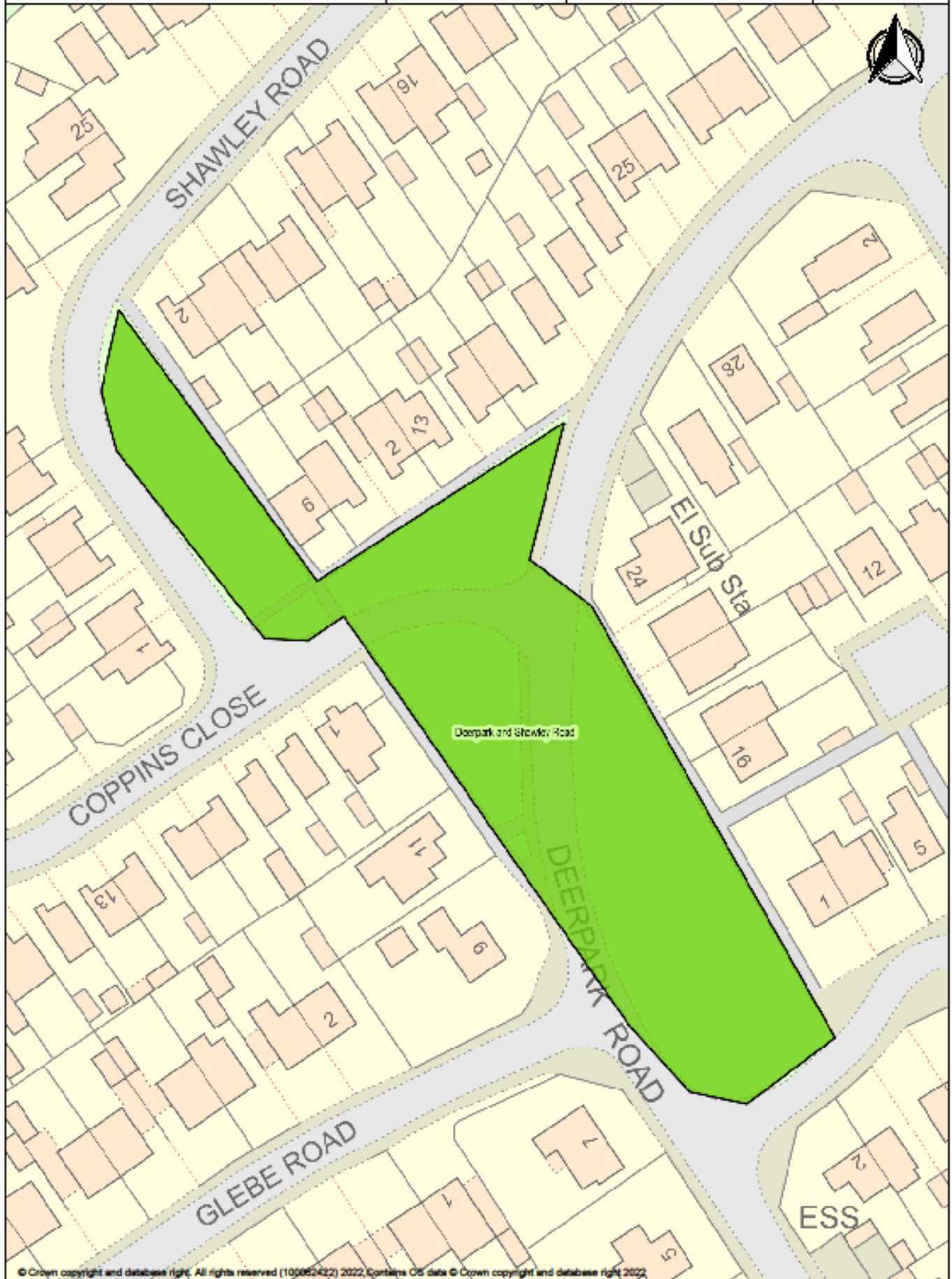
An attractive composite area comprising three spaces which also provides a recreational facility for the residents of the surrounding estate.



Author: J. Potter

Date: 11/07/2022

PanishOnline



LGS8

Sawtry

A tranquil area, with an ancient oak tree and on popular walking routes.



Author: J. Potter

Date: 11/07/2022

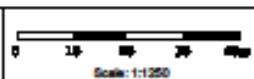
ParishOnline



LGS9

Sawtry

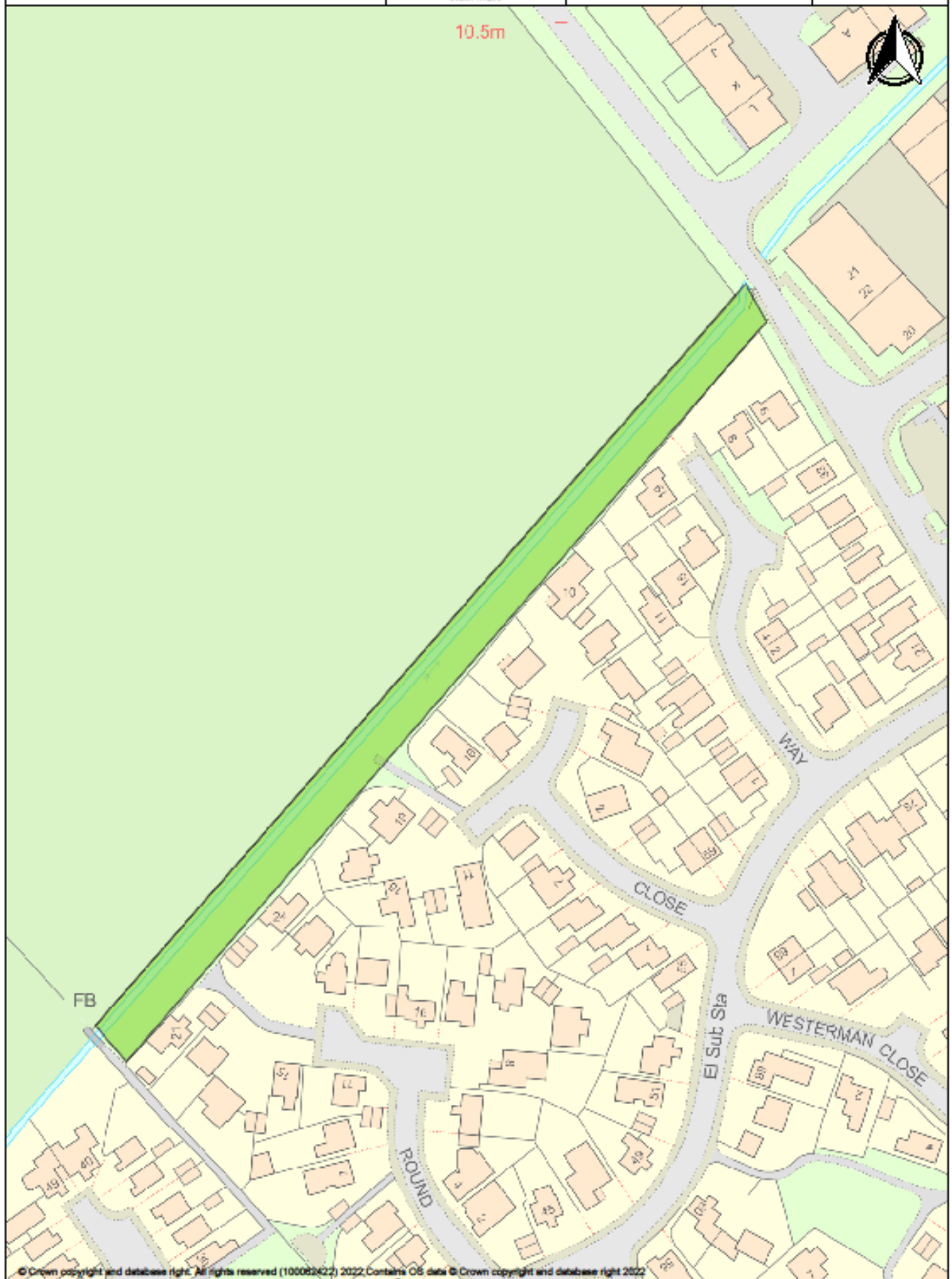
A tranquil area, popular with walkers, and of growing importance for protection in view of the large estate planned to the north.



Author: J. Potter

Date: 11/07/2022

ParishOnline



LGS10

Sawtry

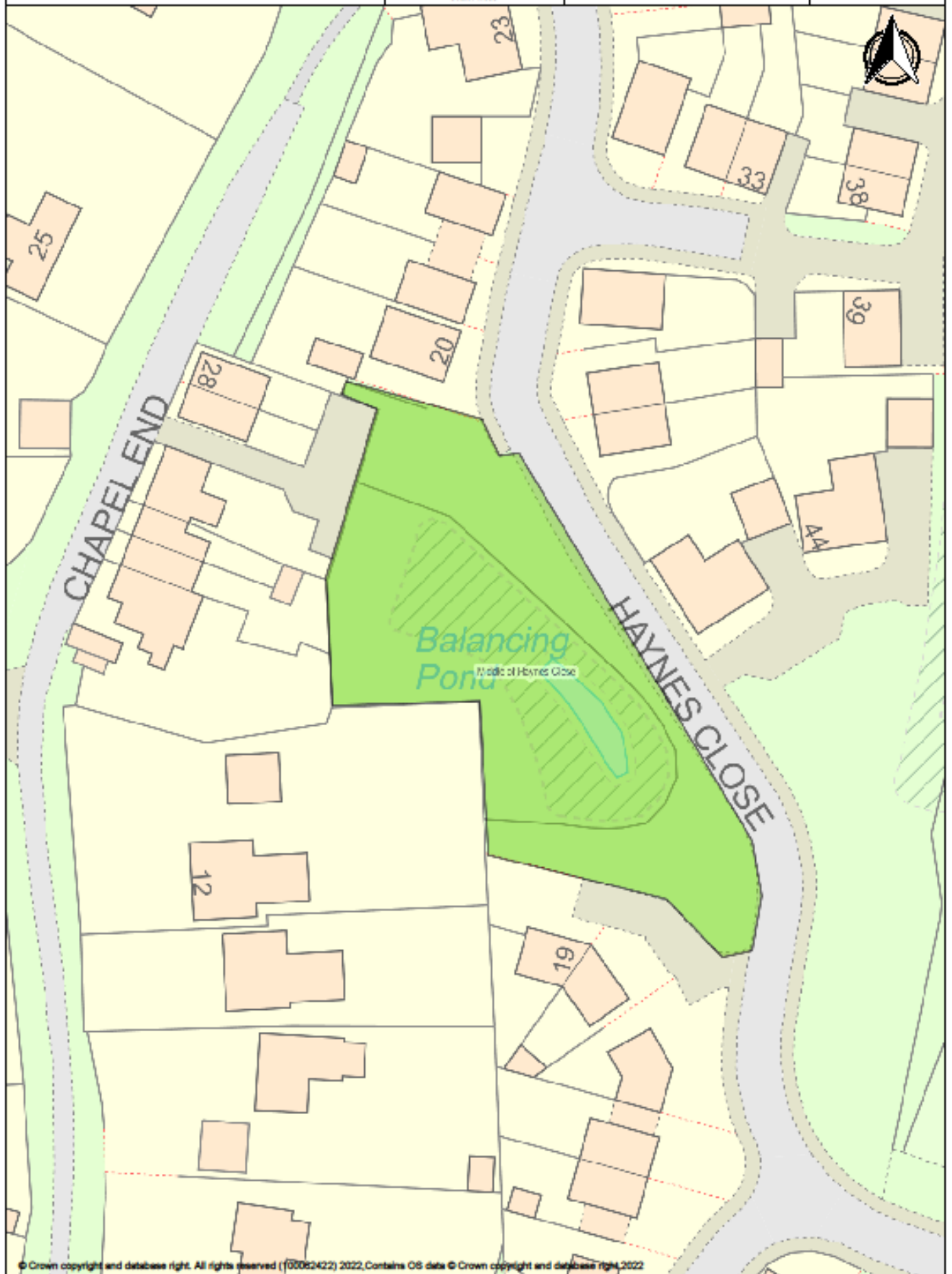
A well-planned communal area supporting wildlife.

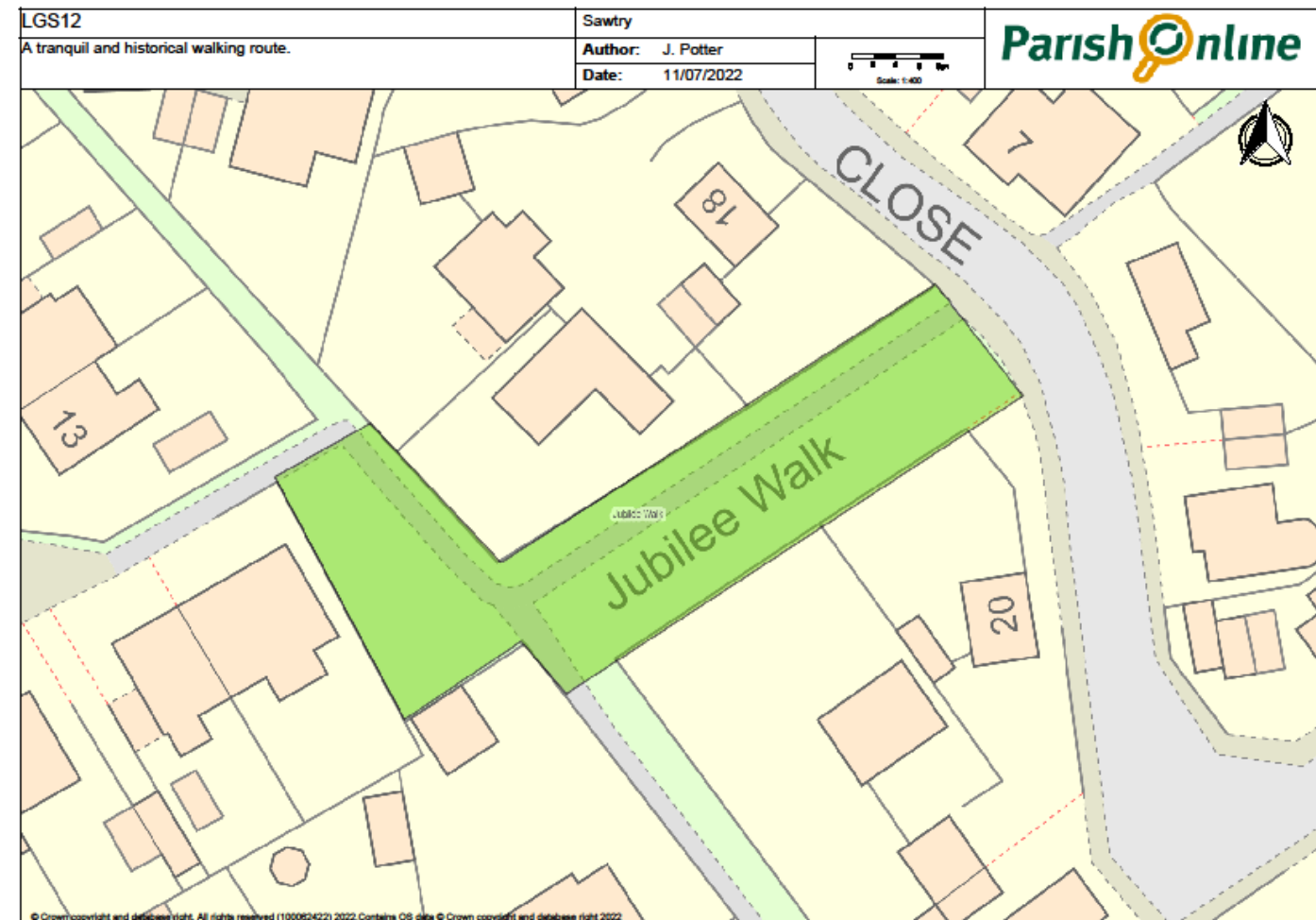
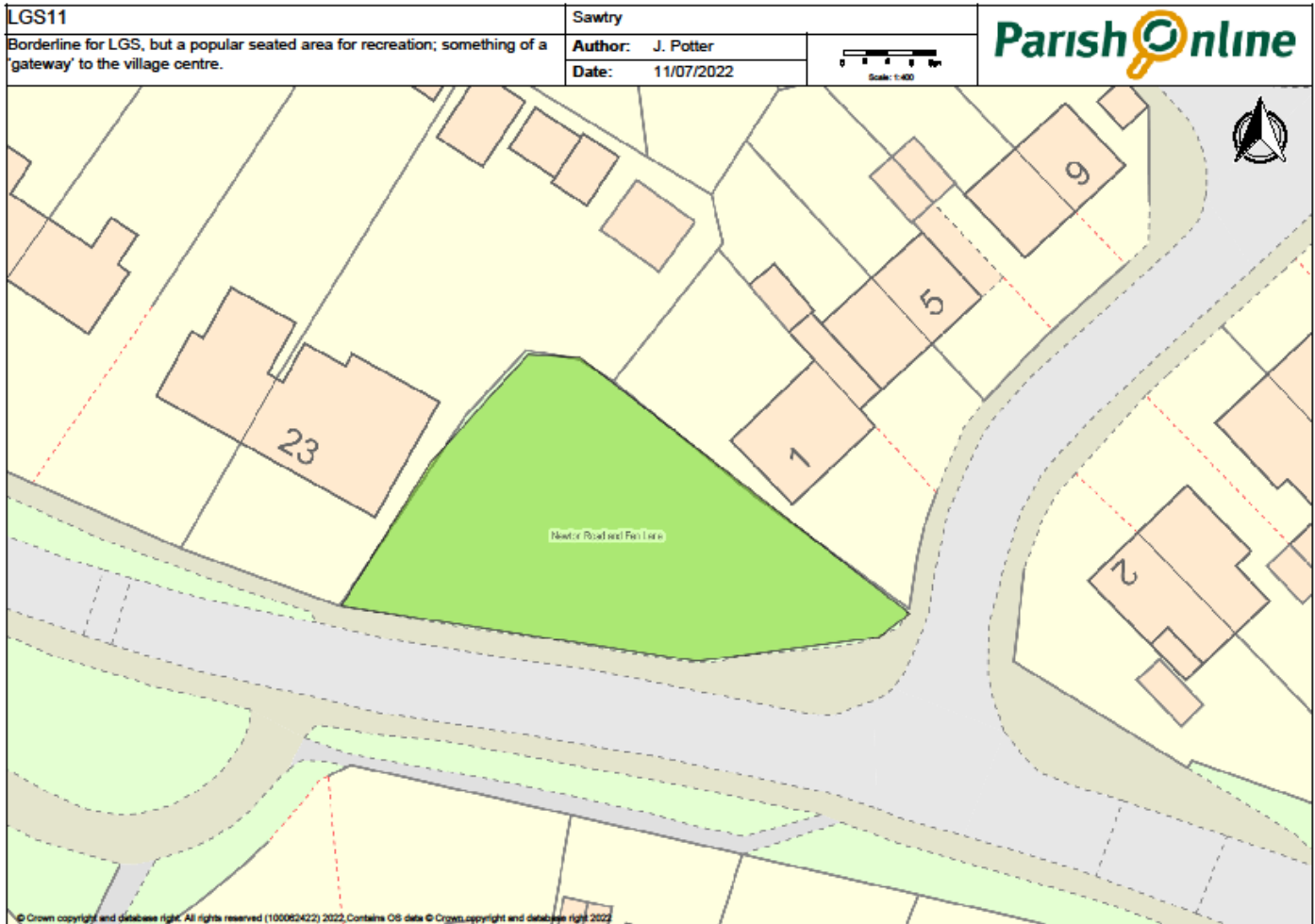


Author: J. Potter

Date: 11/07/2022

ParishOnline





LGS13

A most attractive and tranquil area nestled in the estate homes and ideal for recreation.

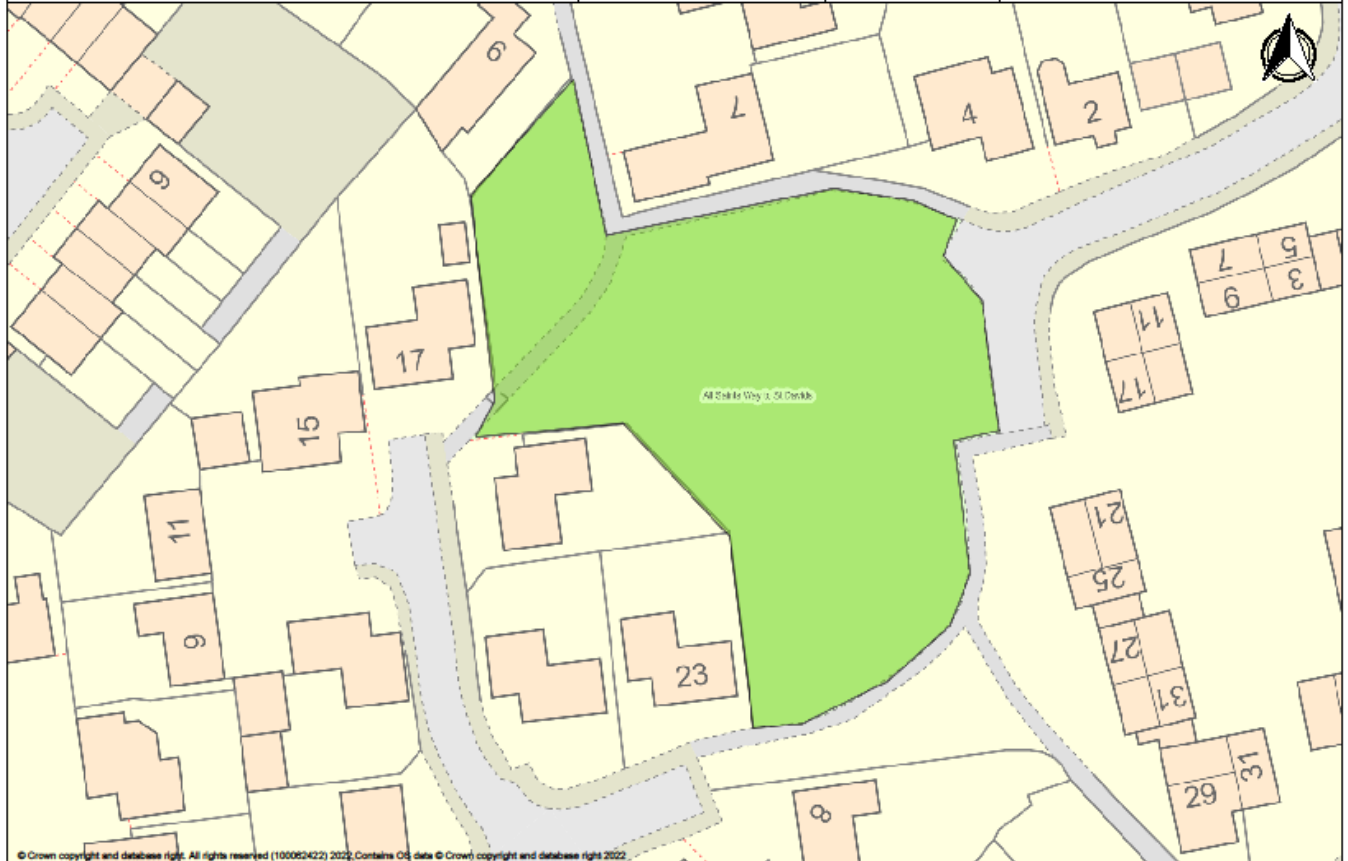
Sawtry

Author: J. Potter

Date: 11/07/2022



ParishOnline



© Crown copyright and database right. All rights reserved (100062422) 2022. Contains OS data © Crown copyright and database right 2022.

LGS14

A tranquil area popular for recreation and a haven for wildlife.

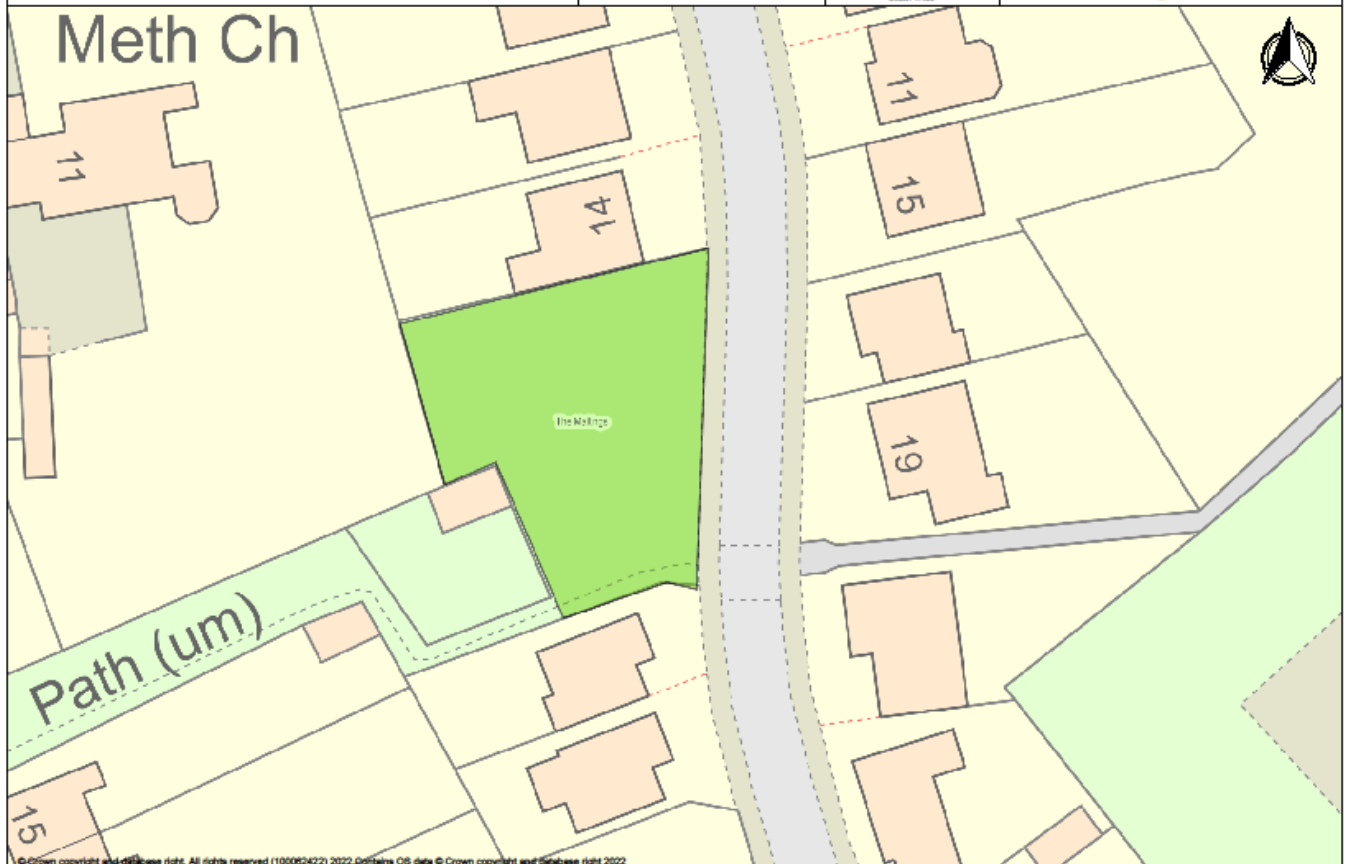
Sawtry

Author: J. Potter

Date: 11/07/2022



ParishOnline



© Crown copyright and database right. All rights reserved (100062422) 2022. Contains OS data © Crown copyright and database right 2022.

LGS15

Sawtry

Recommended as a LGS in conjunction with both sides of drain.

Author: J. Potter

Date: 10/06/2022



LGS16

Sawtry

A very attractive wooded area with undulating terrain, providing access to the open grassed area to the east.



Author: J. Potter

Date: 11/07/2022

ParishOnline



