



STEBBING NEIGHBOURHOOD PLAN

EXPLANATORY NOTES FOR RESIDENTS

LOCAL GREEN SPACES

1. Introduction and Application

1.1 The National Planning Policy Framework (NPPF) introduced a new form of special protection called Local Green Space (LGS), which can only be designated in a Local Plan or Neighbourhood Plan. Further details are outlined in paragraph 76 and 77 of the NPPF and the accompanying National Planning Practice Guidance (NPPG) at Appendix 2.

1.2 A Local Green Space designation will not be appropriate for most green areas or open space. The NPPF states that the designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves; and
- Where the green area is demonstrably special to a local community and it holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character;
- Where it is not an extensive tract of land.
- The site must not have an extant permission for development or be allocated for development in the local development plan.

1.3 The NPPF explains that “by designating land as LGS, local communities will be able to rule out new development other than in very special circumstances”. The identification of land should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. The LGS designation must not be used in a way that undermines the aim of development plan making.

1.4 Planning policies for managing development within a Local Green Space are to be consistent with policy for Green Belts. The NPPF sets out in paragraph 89 what is considered to be inappropriate development in the Green Belt.

1.5 Local Green Spaces offer a higher level of protection for open spaces than is provided by the currently adopted local policies of Uttlesford District Council.



2. Identifying Potential Local Green Spaces

2.1 The Local Green Space designation is intended to protect areas of green space that are important to local communities.

2.2 Neither the NPPF nor the NPPG gives any definitive guidance on the process for selecting a Local Green Space.

2.3 Assessing the sites is in part a subjective exercise given that some of the criteria required to be satisfied are general in nature. However, the Neighbourhood Plan Steering Group will follow best practice in seeking to identify sites/areas which might be appropriate, following guidance contained in various Planning Inspectors' appraisals of draft LGS policies in other draft Neighbourhood and Local Plans. A matrix of approval points is under preparation to assist in the evaluation and its conclusions will take into account your views.

2.4 Once LGS areas/sites have been identified, they will be considered for inclusion in our draft Neighbourhood Plan, for submission to UDC, together with a draft policy perhaps along the following lines:

A *draft policy*:

“Local Green Spaces are designated on the Policies Map and have been considered as demonstrably special to the Parish of Stebbing. Development proposals which result in the loss of part or all of a Local Green Space or would have a negative impact on the features that make it locally significant, will not be permitted unless very special circumstances can be demonstrated.”

3. Sources of Information

A considerable amount of guidance is available and we recommend interested Residents to refer if they would like further information to the following:

a. NPPF Paras 76, 77 & 78

www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

b. Open Spaces Society Information Sheet C20 dated 2015

<http://www.oss.org.uk/wp-content/uploads/2017/01/C20-Local-Green-Space-Designation-2.pdf>

c. My Community - Locality: Neighbourhood Planning Local Green Spaces dated 2017

https://mycommunity.org.uk/wp-content/uploads/2017/02/NP_Green-Space_0217.pdf