

# Sutton

NEIGHBOURHOOD PLAN REVIEW 2023

LOCAL GREEN SPACE ASSESSMENT



NOVEMBER 2023



Sutton has a number of 'green spaces' that make an important contribution to the natural environment and fulfilment of residents lives. Paragraph 102 of the 2021 National Planning Policy Framework (NPPF) identifies the possibility of identifying green spaces that meet certain characteristics as "Local Green Spaces". The paragraph states:

*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*

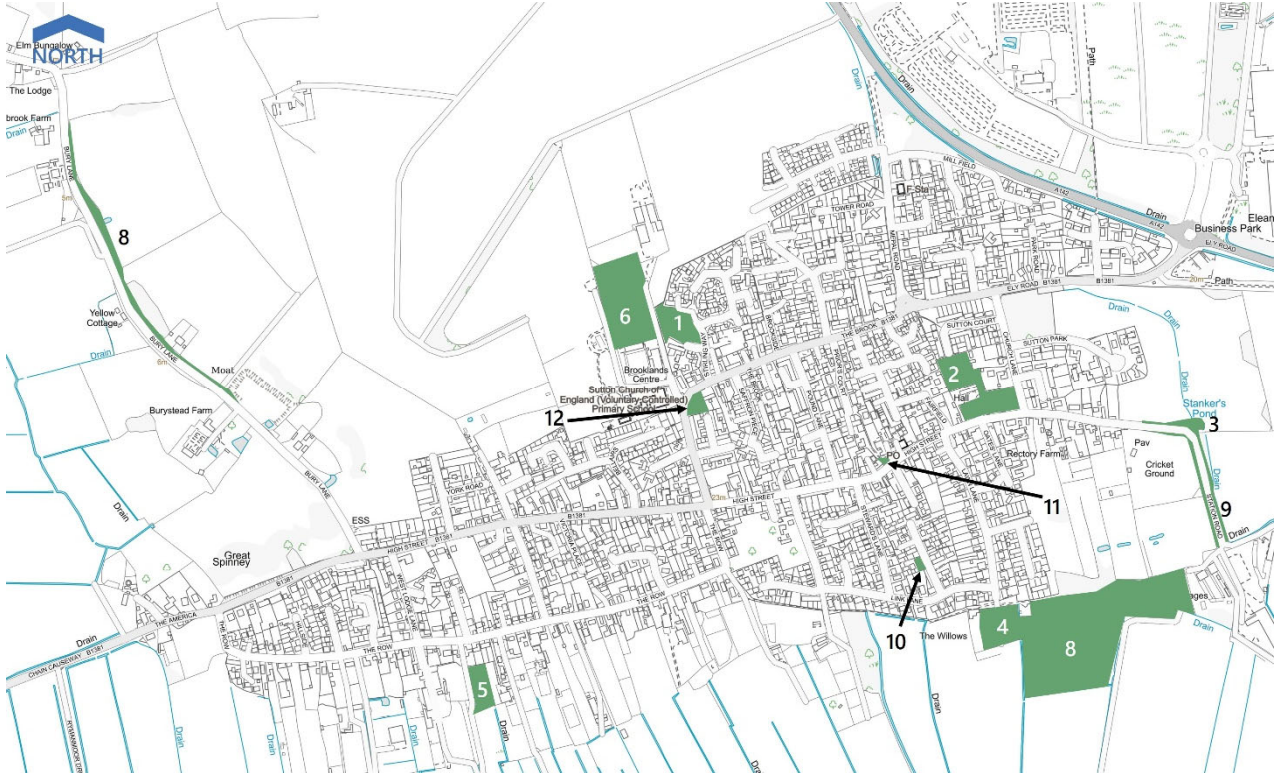
This paper provides an assessment of the green spaces in the village against the criteria in paragraph 102 in order to support the designation of Local Green Spaces in the emerging Sutton Neighbourhood Plan.

### The Identified Green Spaces

The following list of green spaces has been assessed

- |   |  |
|---|--|
| 1. Play area and open space, Stirling Way | 8. The grass verges along the eastern side of Bury Lane; |
| 2. The churchyard and burial ground       | 9. The verges along Station Road; and                    |
| 3. Stanker's Pond, Station Road           | 10. Open space on western side of Windmill Walk.         |
| 4. Allotments, Lawn Lane                  | 11. Village Green, High Street; and                      |
| 5. Allotments, south of The Row           | 12. Amenity Open Space, Adjacent 61 The Brook            |
| 6. The Sports Fields off The Brook        |  |
| 7. The Old Recreation Ground, Lawn Lane   |  |

### Assessed Sites Locations



### Appraisal

The following pages provide a detailed assessment of the identified spaces to ascertain whether they conform with the Local Green Space definition of the NPPF.

# 1 Play area and open space, Stirling Way



Site Details	
Description and purpose	Play area and amenity open space
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Development Plan?	Designated Local Green Space in 2019 Neighbourhood Plan
Are there any current planning permissions on the site?	No
What is the Site Area?	0.5 hectares
Who owns it?	Sutton Parish Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, direct access from housing area and adjoining Recreation Ground
Is there public access?	Yes
Is there any ecological significance?	None known
Is it historically significant?	No – provided as part of housing development
Is it demonstrably special to the local community and hold a particular local significance	Provides play area for children as well as an amenity area for whole community.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes,
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 2 The churchyard and burial ground



Site Details	
Description and purpose	Churchyard and burial ground surrounding Parish Church
Checklist	
Are there any statutory designations?	Within Conservation Area and church is a Grade I listed building
Is the site designated for any purpose in the Development Plan?	Designated Local Green Space in 2019 Neighbourhood Plan
Are there any current planning permissions on the site?	No
What is the Site Area?	0.9 hectares
Who owns it?	Sutton Parish Council and St Andrew's PCC
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, in village centre
Is there public access?	Yes
Is there any ecological significance?	No
Is it historically significant?	Yes
Is it demonstrably special to the local community and hold a particular local significance	Yes – the churchyard is of high importance to the history of Sutton
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Meets LGS criteria

### 3 Stanker's Pond, Station Road



Site Details	
Description and purpose	Pond and wildlife area
Checklist	
Are there any statutory designations?	In Conservation Area
Is the site designated for any purpose in the Development Plan?	Designated Local Green Space in 2019 Neighbourhood Plan
Are there any current planning permissions on the site?	No
What is the Site Area?	0.1 hectares
Who owns it?	Managed by Sutton Conservation Society
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, on the edge of the main built up area of the village
Is there public access?	Yes
Is there any ecological significance?	Yes, managed wildlife habitat
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes – the Conservation Society manage it for the benefit of the village. Pond Dipping has been held there.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 4 Allotments, Lawn Lane



Site Details	
Description and purpose	Allotments serving the community
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Development Plan?	Designated Local Green Space in 2019 Neighbourhood Plan
Are there any current planning permissions on the site?	No
What is the Site Area?	0.5 hectares
Who owns it?	Sutton Pools Land Charity
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, adjoins built-up area of village.
Is there public access?	Yes
Is there any ecological significance?	None known.
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes – Provides allotment space for residents
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes-
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 5 Allotments south of The Row



Site Details	
Description and purpose	Allotments serving the community
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Development Plan?	Designated Local Green Space in 2019 Neighbourhood Plan
Are there any current planning permissions on the site?	No
What is the Site Area?	0.34 hectares
Who owns it?	Sutton Pools Land Charity
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, adjoins built-up area of village.
Is there public access?	Yes
Is there any ecological significance?	None known.
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes – Provides allotment space for residents
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes-
Conclusion: Meets LGS criteria?	Meets LGS Criteria

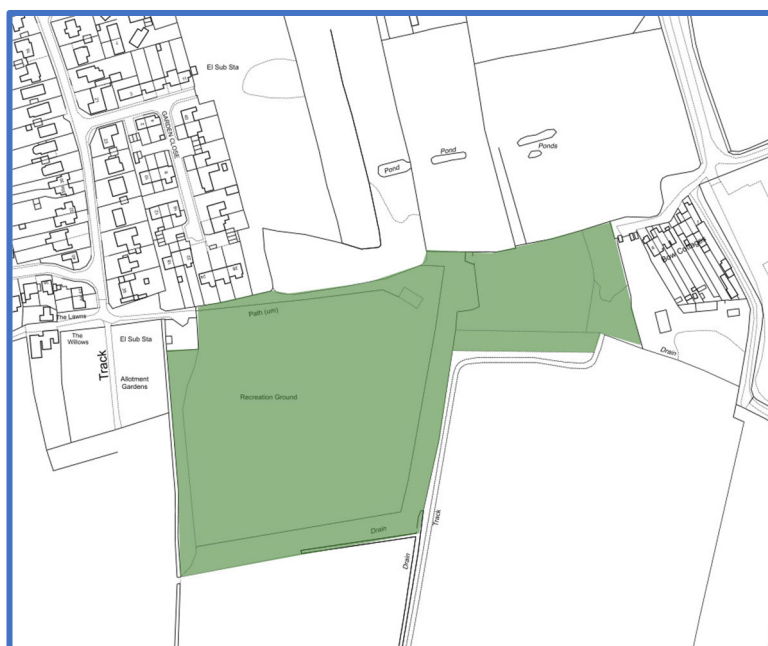


## 6 The Sports Fields off The Brook



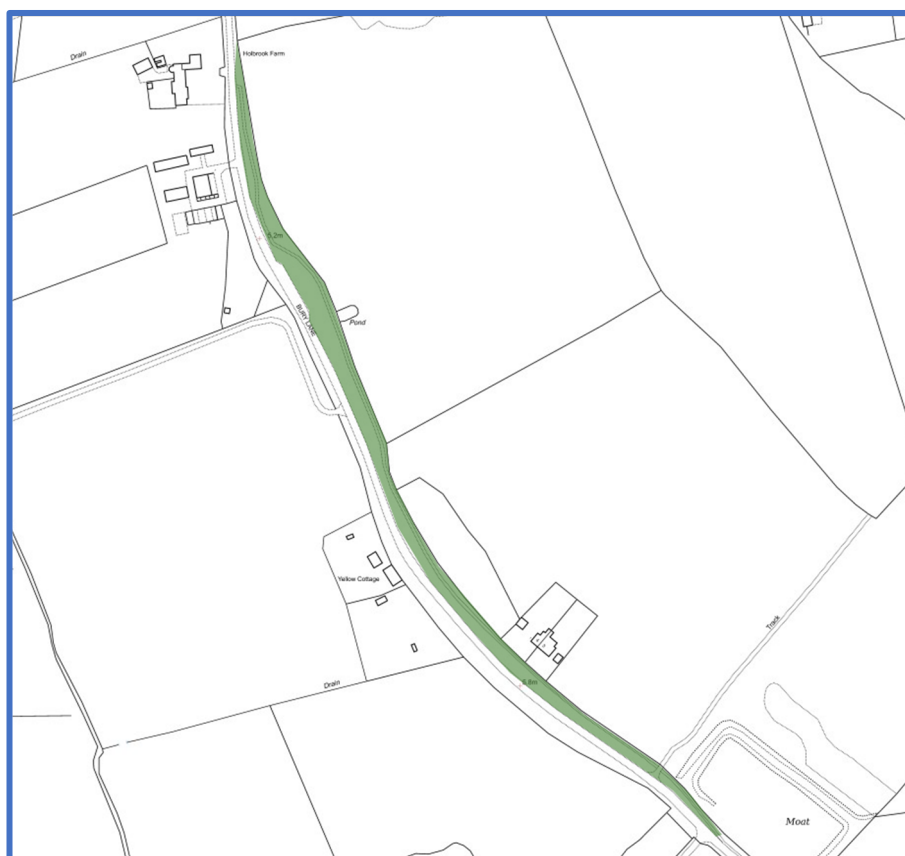
Site Details	
Description and purpose	Playing pitches on northern edge of the built-up area of village
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Development Plan?	Designated Local Green Space in 2019 Neighbourhood Plan
Are there any current planning permissions on the site?	No
What is the Site Area?	1.1 hectares
Who owns it?	Sutton Parish Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes, on northern edge of built-up area of village
Is there public access?	Limited to users
Is there any ecological significance?	No
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes, provides open area for sport and recreation for local residents
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 7 The Old Recreation Ground, Lawn Lane



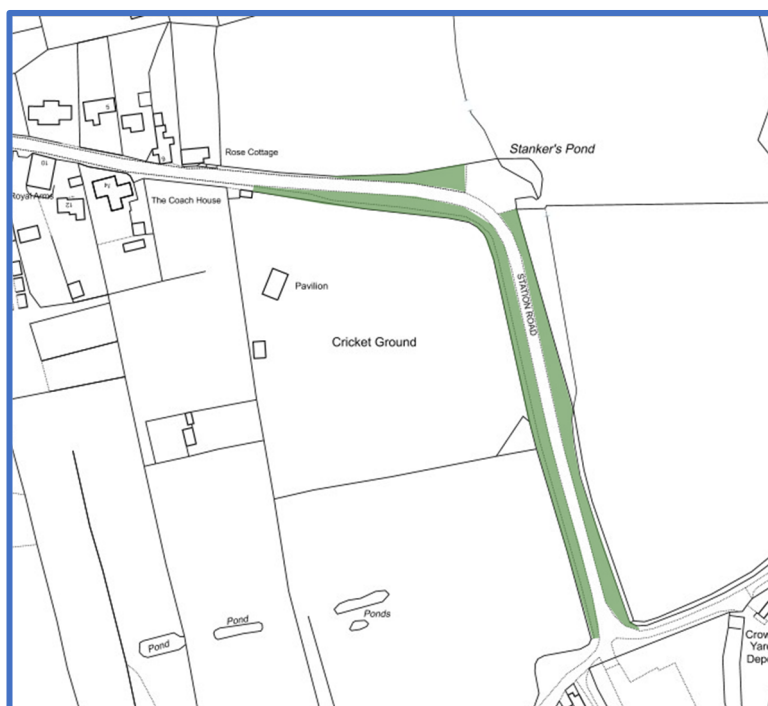
Site Details	
Description and purpose	Informal open space
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Development Plan?	Designated Local Green Space in 2019 Neighbourhood Plan
Are there any current planning permissions on the site?	No
What is the Site Area?	4.6 hectares
Who owns it?	Sutton Parish Council and Sutton Pools Land Charity
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – on southern edge of built-up area of village
Is there public access?	Yes
Is there any ecological significance?	None known
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes - regularly used by residents for informal recreation, being the largest public open space in the village & also providing excellent views both out across the Fen to the Haddenham Ridge and back toward the village with its imposing church.
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 8 The grass verges along the eastern side of Bury Lane



Site Details	
Description and purpose	Wide roadside verge
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Development Plan?	No designations in adopted Development Plan
Are there any current planning permissions on the site?	No
What is the Site Area?	0.8 hectares
Who owns it?	Cambridgeshire County Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – between main village centre and Sutton Gault
Is there public access?	Yes
Is there any ecological significance?	Hedgerow lined and a number of trees will provide habitats
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes – also contains footpath linking the two settlements
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 9 The verges along Station Road



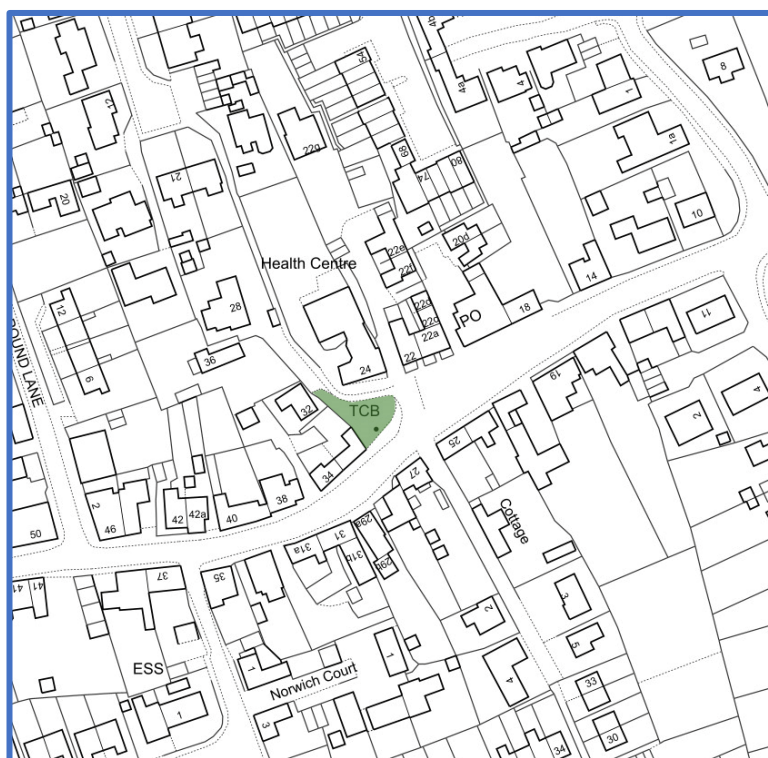
Site Details	
Description and purpose	Wide roadside verge
<b>Checklist</b>	
Are there any statutory designations?	No
Is the site designated for any purpose in the Development Plan?	No designations in adopted Development Plan
Are there any current planning permissions on the site?	No
What is the Site Area?	0.46 hectares
Who owns it?	Cambridgeshire County Council
<b>NPPF Criteria Assessment</b>	
Is it close to the community it services?	Yes – on edge of main built-up area
Is there public access?	Yes
Is there any ecological significance?	Hedgerow lined and a number of trees will provide habitats
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes – provides a route south to Old Recreation Ground
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 10 Open space on western side of Windmill Walk



Site Details	
Description and purpose	Amenity open space
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Development Plan?	No designations in adopted Development Plan
Are there any current planning permissions on the site?	No
What is the Site Area?	0.04 hectares
Who owns it?	East Cambridgeshire District Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – surrounded by existing dwellings
Is there public access?	Yes – has a bench for seating
Is there any ecological significance?	None known
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes – provides an open area for local residents
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 11. Village Green, High Street



Site Details	
Description and purpose	Amenity open space
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Development Plan?	In Conservation Area
Are there any current planning permissions on the site?	No
What is the Site Area?	0.02 hectares
Who owns it?	No record of ownership with Land Registry
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – in village centre
Is there public access?	Yes – has a war memorial bench, parish notice board, disused telephone kiosk and litter bins
Is there any ecological significance?	None known
Is it historically significant?	Not known
Is it demonstrably special to the local community and hold a particular local significance	Yes – provides an important green area within village centre, adding significantly to the character of the area
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes.
Conclusion: Meets LGS criteria?	Meets LGS criteria

## 12. Amenity Open Space, Adjacent 61 The Brook



Site Details	
Description and purpose	Amenity open space
Checklist	
Are there any statutory designations?	No
Is the site designated for any purpose in the Development Plan?	No designations in adopted Development Plan
Are there any current planning permissions on the site?	No
What is the Site Area?	0.14 hectares
Who owns it?	East Cambridgeshire District Council
NPPF Criteria Assessment	
Is it close to the community it services?	Yes – surrounded by existing dwellings
Is there public access?	Yes – has a war memorial bench for seating and litter bins
Is there any ecological significance?	None known
Is it historically significant?	No
Is it demonstrably special to the local community and hold a particular local significance	Yes – provides an open area for local residents and also hosts the village sign
Is it local in character and is not an extensive tract of land (less than 2.5 hectares)?	Yes.
Conclusion: Meets LGS criteria?	Meets LGS criteria