

# FORDHAM

## Neighbourhood Plan

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The Building Blocks for the Future of Fordham

Fordham Open Space Assessment  
May 2018

## 1. Introduction

- 1.1. One of Fordham’s key characteristics is its greenness, not just in the presence of trees and other flora throughout the village, but the rural expanses that surround the village and which the community have ready access to. As part of the Fordham Neighbourhood Plan process it is possible to protect some of the green spaces that are of particular importance to the community.
- 1.2. This assessment reviews a number of open areas in and around Fordham village to consider whether some form of protection would be suitable within the neighbourhood plan.

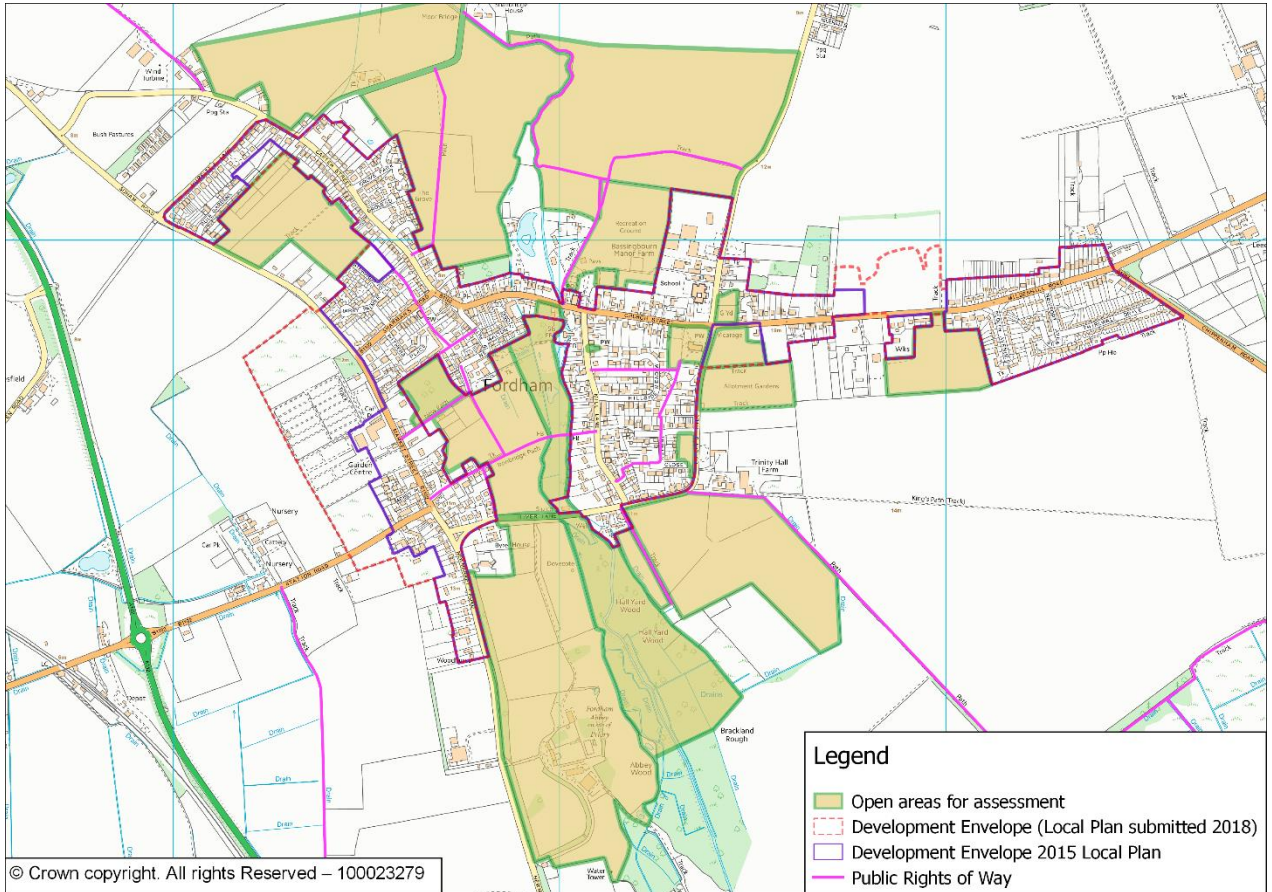
## 2. Methodology

- 2.1. Open spaces can be protected through a number of means within a neighbourhood plan. One such way to afford this protection is through designation of areas as Local Green Space, a designation introduced through the National Planning Policy Framework (NPPF) which offers strong protection against development on areas of green space. By designating an area as a Local Green Space, a community can rule out development other than in very special circumstances.
- 2.2. Local Green Space designation will not be appropriate in many circumstances and many open spaces will not meet the criteria required in order for this designation to be used. In order to be designated as a Local Green Space, paragraph 77 of the NPPF states that an open space must be:
  - In reasonably close proximity to the community it serves;
  - Demonstrably special to the local community and hold a particular local significance, such as for its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and
  - Local in character and not an extensive tract of land.
- 2.3. The NPPF does not define what is precisely meant in relation to the criteria for designating Local Green Space. In order to assess against these criteria the following approach has been followed:

Local Green Space Criteria	Approach
1. In reasonably close proximity to the community it serves	No definition of ‘close proximity’ is given in the NPPF. This assessment will take it to be areas within or adjoining the village Development Envelope.
2. Local in character and not an extensive tract of land	No definition of an ‘extensive tract of land’ is given in the NPPF. Whilst it is not considered appropriate to use an area as a threshold, as a ‘rule of thumb’ areas of 5 hectares are larger or that or not well-contained have been considered to be an ‘extensive tract of land’.
3. Demonstrably special to the local community and hold a particular local significance, such as for its beauty, historic significance, recreational value, tranquillity or richness of its wildlife.	For an open space to be considered special to the local community and hold a local significance it must meet at least one of the demonstrably special criteria:  <b>Beauty:</b> the area enhances local character, adds to the setting of a building or groups of buildings – judged as being the visual attractiveness of the area as a whole and the contribution that it makes to the landscape or townscape or landmark;

	<p><b>Historic significance:</b> the area is important for the setting of a listed building or other heritage asset; it includes historic landscape features, such as ancient trees; or the area itself holds some specific historic importance;</p> <p><b>Recreational value:</b> the area offers a recreational benefit to the community such as a play area, allotments, informal spaces in housing estates, sports and playing fields (not already covered by another designation);</p> <p><b>Tranquillity:</b> the area has a remoteness to it, with an absence of artificial noise and visible signs of urbanity allowing for calm and for quiet enjoyment and reflection;</p> <p><b>Richness of its wildlife:</b> the area provides for biodiversity, geodiversity, known protected species, and/or priority habitats;</p>
<p>4. Consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.</p>	<p>Local Green Space designations are not normally appropriate for sites with planning permission or those allocated in the Local Plan for other uses unless it can be demonstrated that the Local Green Space can be incorporated within the site as part of the development. The decision to designate areas for Local Green Space protection will be based on a balanced approach, considering all relevant criteria and needs within the area.</p>

- 2.4. Where an open space does not meet the criteria for Local Green Space designation it does not mean that it does not necessarily warrant a different form of protection. It is important to note that all areas outside of the defined Development Envelope in the up to date Local Plan are defined as being 'countryside' and, as such, development is restricted in these areas by Local Plan policy except in some exceptions (see Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015 and Policies LP3 & LP31 of the emerging East Cambridgeshire Proposed Submission Local Plan).
- 2.5. This assessment has considered a number of open spaces in and around Fordham, specifically:
- Open areas used for recreation;
  - Open areas that are of particular importance for the setting of the village or a specific landmark or heritage asset;
  - Open areas that are of particular importance for the preservation of wildlife and their habitats;
  - Open areas that are important for the enjoyment of public rights of way; and
  - Open areas that have been suggested by the community as being important for other specific reasons.
- 2.6. This assessment does not intend to review every area of undeveloped land in the parish, but instead focuses on areas that are within or adjacent to the village, those with public access, and those of a particular other importance highlighted by the neighbourhood plan team or through the Issues Consultation. The assessment also did not include areas with planning permission or where there had been a recommendation to grant planning permission, subject to a Section 106 agreement.
- 2.7. Map 1 below shows the areas considered in this assessment. It also shows the boundary of the Development Envelope (both adopted in the Local Plan 2015 and the Proposed Submission Local Plan) and public rights of way.



2.8. Each of these areas were assessed against the criteria for Local Green Space designation and for their overall value to the community, as well as the level of risk to the open area. The assessments for each of the areas is included in Appendix 1.

### 3. Conclusion

- 3.1. The assessment identifies that each of the open areas considered in this assessment performs at least one important function, providing some benefit to the community, but not all warrant additional protection in the neighbourhood plan.
- 3.2. Those areas that are outside of the Development Envelope already have a good deal of protection as they are classified as ‘countryside’ in the East Cambridgeshire Local Plan, and in many cases this is considered to be an appropriate level of protection for an area. A number of other locations also benefit from additional, robust protection due to the attribute for which they were suggested for protection in the neighbourhood plan, such as those near the Nature Reserve and SSSI and the area surrounding Listed Buildings. In these cases it is considered that additional designation is not necessary.
- 3.3. Of the 23 areas assessed, this assessment recommends that the following 4 areas are allocated as Local Green Space in the Fordham Neighbourhood Plan where it is proposed that development will not be allowed other than in very special circumstances:

Ref	Address
FOS05	Recreation Ground
FOS11	Allotments east of Collin’s Hill
FOS12	Land between Trinity Close and Collin’s Hill
FOS17	Townsend Wood

- 3.4. In addition to these, another area is recommended for specific protection. This area would not meet the requirements for Local Green Space designation, but the area is of significant importance to the community and as such should be protected from development that would harm the roles that this area performs. This overall area is made up of two different sub-areas that were assessed, as follows:

Ref	Address	Function
FOS18	Fields between River Lane and New Path	This area provides an accessible rural and open feel from the public rights of way. The open and tranquil look and feel is of particular importance, as is the connectivity across the area joining many nearby footpaths. The hedgerows lining the footpaths provide for useful connectivity for wildlife.
FOS19	Woodland between Carter Street and River Lane	This area is an important habitat for wildlife and a green corridor along the river. It is also of importance for the contribution to the rural feel of the neighbouring open area in area ref. FOS21 and as a back drop for many views around the village.

Both of these areas, which are strongly related, are vital as an asset to the community and for maintaining the connection with the rural hinterland, and therefore warrant some protection..

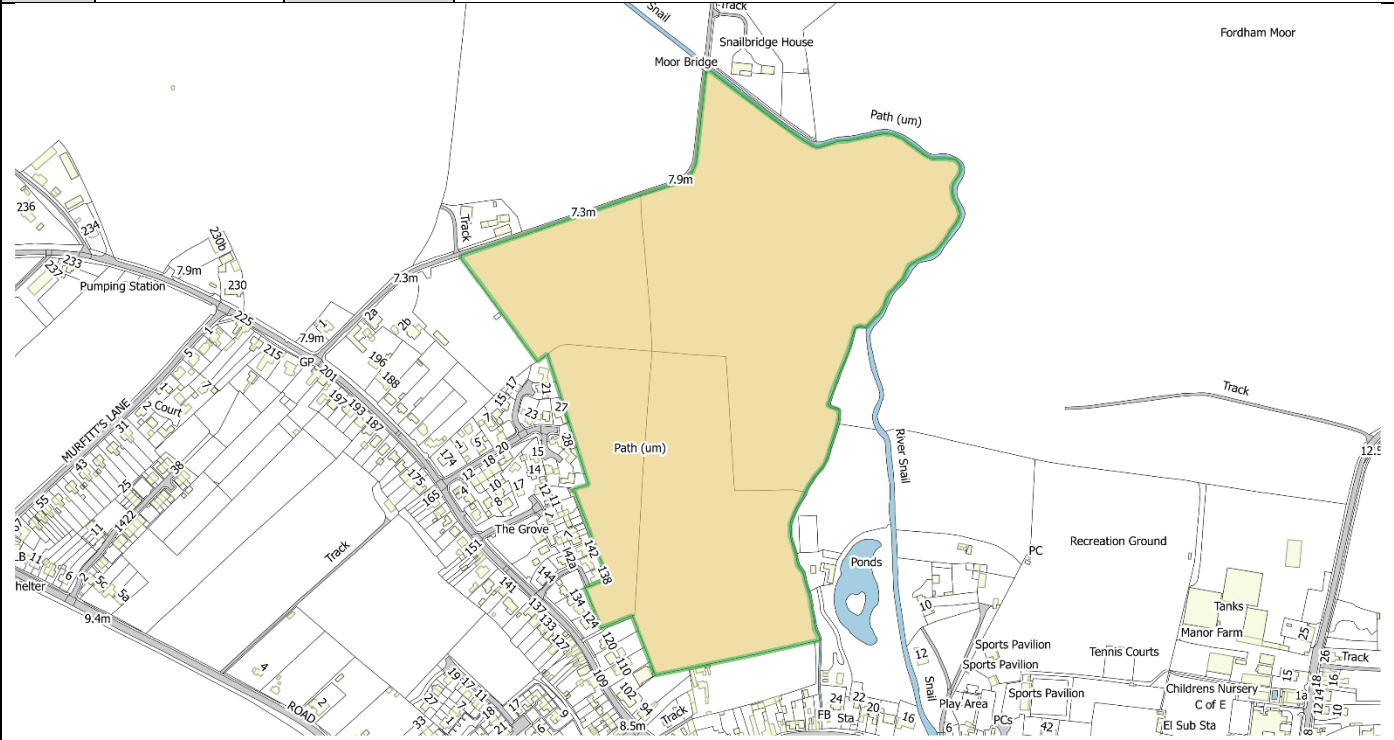


## Appendix 1: Open Space Assessment

Ref	FOS01	Address	Land north east of Soham Road
<b>Description</b>			
<p>This area is a series of fields between Carter Street and Soham Road with a number of dwellings around the perimeter of the area. The land is fairly flat and the fields appear to be in arable farm use and as paddocks. Some of the field boundaries are open and some have hedgerows or fences. There is a public right of way along part of the north east boundary.</p>			
<b>Status of area</b>	<p>A planning application for residential development on a large part of the area was refused in August 2017 and this is currently at appeal.</p>		
<b>Proximity to the local community</b>	<p>The area is adjoining the Development Envelope on its west, north and east boundaries and is adjacent to a large number of dwellings.</p>		
<b>Extensive tract of land</b>	<p>Whilst it is fairly well contained, the area is approximately 6.7 hectares in size and can be considered an extensive tract of land.</p>		
<b>Demonstrably special to the local community</b>			
<b>Beauty</b>	<p>The area is quite an attractive area of arable farm land with some distant views. The surrounding housing does have a slightly urbanising effect when viewed from some angles but it also provides visual interest, particularly when combined with some of the more mature vegetation in some areas.</p>		
<b>Historic significance</b>	<p>There is no known specific historic significance to the field. It is near to a Grade II Listed building, but much of the area it is not likely to be vital to its setting.</p>		
<b>Recreational value</b>	<p>Aside from a short public right of way there is no public access to the area and so any recreational value is limited.</p>		
<b>Tranquillity</b>	<p>The area adjoins Soham Road, a busy road on the south west boundary, and some of the more recent developments in particular have quite an urbanising effect on the area.</p>		
<b>Wildlife</b>	<p>There are some hedgerows and trees on the boundary of the area but there are no particular features of ecological interest and there is no known presence of any priority species.</p>		
<b>Recommendation</b>			
<p>Whilst this field meets some of the requirements for Local Green Space it is an extensive tract of land. It does have value in relation to the setting of the northern and western parts of Fordham and with the planning application refused on part of the area there is some risk of development. On balance <b>it is not recommended for designation</b> as a Local Green Space and it is considered that the protection offered to this area by virtue of its 'countryside' location is sufficient.</p>			

Ref	FOS02	Address	Land at Moor Road
<b>Description</b>			
This is an open and flat field to the north of Moor Road and a paddock area with a newly-built bungalow to the south of Moor Road.			
<b>Status of area</b>	The area to the south of Moor Road has permission for the development of 4 bungalows.		
<b>Proximity to the local community</b>	It is bound on the western edge by the Development Envelope, immediately adjacent to residential properties.		
<b>Extensive tract of land</b>	The area is approximately 12.53 hectares and there is no physical boundary at the northern edge and as such it can be considered an extensive tract of land.		
<b>Demonstrably special to the local community</b>			
<b>Beauty</b>	Whilst the area to the north of Moor Road is a fairly attractive arable field with distance views it lacks distinctive features. The area to the south is being developed at this time.		
<b>Historic significance</b>	There is no known particular historic significance within the area although there is a listed building shortly to the west of the area it is not considered to be vital to the setting of any heritage assets.		
<b>Recreational value</b>	There are no public rights of way within the area and as such its recreational value is limited.		
<b>Tranquillity</b>	Despite the development that is occurring on the southern part of the area, and the proximity to the neighbouring houses, Moor Road is a quiet rural road and it is tranquil.		
<b>Wildlife</b>	There are some hedgerows on part of the field boundaries and some trees in the southern part of the area, but there are no particular features of ecological interest and there is no known presence of any priority species.		
<b>Recommendation</b>			
Whilst this area meets some of the requirements for Local Green Space designation and it does have some value as the village edge, it is not well-contained and can be considered an extensive tract of land and part of the area is being developed. On balance <b>it is not recommended for designation</b> as a Local Green Space and it is considered that the protection offered to this area by virtue of its 'countryside' location is sufficient.			

Ref	FOS03	Address	Fields south of Moor Road
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**Description**

This area is a flat, open field to the south of Moor Road. It borders the Development Envelope to the west and south and is bound by Moor Road in the north and the River Snail in the east. There is a public right of way running through the middle of the area and along the eastern edge, along the River Snail.

**Status of area** The area is in use for arable farming.

**Proximity to the local community** The area adjoins the Development Envelope on its western and southern boundary.

**Extensive tract of land** The area is approximately 17.7 hectares in size and, whilst it is fairly well contained it is an extensive tract of land.

**Demonstrably special to the local community**

**Beauty** This area is a very attractive rural area with distance and ‘big sky’ views in all directions. Whilst a number of dwellings on the western edge of the area are visible they provide visual interest with the accompanying soft landscaping. There are distance views to the woodland along the River Snail and to St Peter’s and Mary Magdalene’s Church.

**Historic significance** There is no known historic significance to the field. It is near to some Grade II Listed buildings, but it is not likely to be vital to their setting.

**Recreational value** There are public rights of way across and around the area which provide a pleasant circular walking route around the village.

**Tranquillity** This area offers a good deal of tranquillity, with the only urbanising features being the visible houses to the west. Nearby roads are not busy.

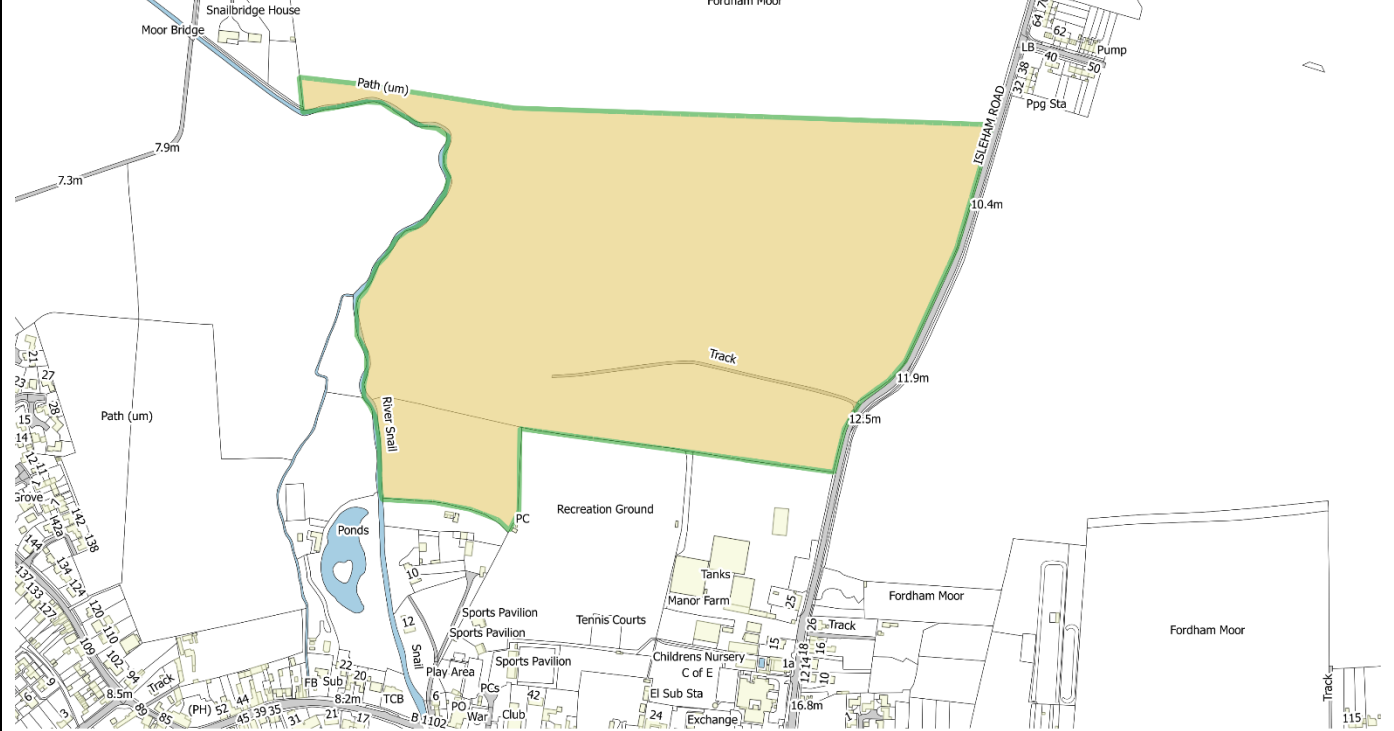
**Wildlife** There are few features of note for ecological importance on this area, but there is a ditch on the eastern boundary and the River Snail is home to much valued wildlife including kingfishers.

**Recommendation**

Whilst this area meets many of the requirements to be designated as a Local Green Space, given its size it would not be appropriate to assign this designation. There is value in protecting this area from development but, as it is in agricultural use and the only public access is along two public rights of way it is considered to be more appropriate to seek protection of its community value through other means. **It is not recommended that this area be designated.**



<b>Ref</b>	FOS04	<b>Address</b>	Field to the west of Isleham Road, north of recreation ground
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**Description**

This is a large, flat area mainly made up of a large arable field and a smaller area laid to grass. It is bound by Isleham Road to the east, the River Snail to the west and the recreation ground and a farm to the south, with open boundaries to the north to the rest of the large arable field. Public rights of way run along the western boundary and through the southern parts of the area.

**Status of area** The area is in use for arable farming.

**Proximity to the local community** The area is immediately adjacent to the Development Envelope at its southern boundary.

**Extensive tract of land** The area is approximately 22.7 hectares in size and it is not well contained at its northern boundary and therefore it is an extensive tract of land.

**Demonstrably special to the local community**

**Beauty** This area is a very attractive rural area with distance and ‘big sky’ views in all directions. Whilst there is some urbanising features to the north of the area, these are reduced by landscaping.

**Historic significance** There is no known specific historic significance to the field. It is near to some Grade II Listed buildings, but it is not likely to be vital to their setting.

**Recreational value** Public rights of way run along the western boundary and through the southern parts of the area which connect to other rights of way and provide a pleasant circular walk around the village..

**Tranquillity** This area offers a good deal of tranquillity, with the only urbanising features being the visible houses to the west. Nearby roads are not busy.

**Wildlife** There are few features of note for ecological importance on this area, but there is a ditch on the eastern boundary and the River Snail is home to much valued wildlife including kingfishers.

**Recommendation**

Whilst this area meets some of the requirements to be designated as a Local Green Space, given its size it would not be appropriate to assign this designation. There is some value in protecting this area from development but as it is in agricultural use and the only public access is along some public rights of way it is considered to be more appropriate to seek protection for its community value through other means if desired. **It is not recommended that this area be designated.**

Ref	FOS05	Address	Recreation Ground
<b>Description</b>			
<p>This area is the only recreation ground in Fordham and is home to the local cricket and football pitches, tennis courts and children’s play area. It is a fairly flat area and contains two sports pavilions. There are mature hedgerows and trees along its boundaries to the west, north and east and there is a public right of way running along the western boundary. The bowling club, Victoria Hall and residential dwellings are to the south of the area, farm and industrial buildings to the east and arable fields to the north.</p>			
<b>Status of area</b>	In use as a recreation ground.		
<b>Proximity to the local community</b>	This area is immediately adjoining the Development Envelope.		
<b>Extensive tract of land</b>	The recreation ground is approximately 4.9 hectares and is well contained and as such it can be considered not to be an extensive tract of land.		
<b>Demonstrably special to the local community</b>			
<b>Beauty</b>	Whilst it is a pleasant outdoor area, distance views are limited by surrounding trees and hedges and the recreational facilities and surrounding buildings have an urbanising effect.		
<b>Historic significance</b>	The recreation ground has been used by villagers for centuries and the land for the recreation ground was gifted in 1920 and subsequently enlarged through further gifting in the 1930s. It is adjacent to the listed Victoria Hall and War Memorial and near to Poet’s House.		
<b>Recreational value</b>	This is the only recreation ground in the village and so has great importance to the community.		
<b>Tranquillity</b>	The recreation ground often experiences noise from the sporting activities taking place and from the nearby school playing fields, but it can offer tranquillity at times.		
<b>Wildlife</b>	The surrounding trees and mature hedgerows offer an important habitat for wildlife.		
<b>Recommendation</b>			
<p>The importance of the recreation ground to the community is significant and it meets the requirements for designation of Local Green Space. Whilst it is unlikely that the recreation ground will be under threat given its use and ownership, <b>it is recommended that this is designated as a Local Green Space.</b></p>			

<b>Ref</b>	FOS06	<b>Address</b>	Fordham Bowling Club
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**Description**

This area includes a bowling green and the associated pavilion. There is car parking to the west, the recreation ground is to the north, there is some undeveloped area to the east and dwellings and the Royal British Legion building is to the south.

**Status of area** It is currently in use as a bowling club.

**Proximity to the local community** It is immediately adjacent to the Development Envelope.

**Extensive tract of land** The area is approximately 0.25 hectares and so is not considered to be an extensive tract of land.

**Demonstrably special to the local community**

**Beauty** The area is dominated by man-made structures such as the pavilion, fencing, hardstanding and lighting and as such its visual attractiveness is limited.

**Historic significance** A bowling green was laid in the 1920s and has been used ever since. It is near to the Victoria Hall and War Memorial, but it is not significant for their setting.

**Recreational value** As it is used for lawn bowls this area is very important for recreational purposes.

**Tranquillity** There is a degree of tranquillity associated with lawn bowls, however, given the urbanising features listed above this cannot be considered tranquil in the sense intended for Local Green Space.

**Wildlife** Given the urbanising features listed above there is little in the area that offers a habitat for wildlife.

**Recommendation**

Whilst this is an important asset for the community and in many ways this meets the requirements for Local Green Space designation, it cannot be considered an open space in those terms due to the presence of the pavilion and other associated hard landscaping features. **It is recommended that this area is not designated** and that protection is sought through other means.

<b>Ref</b>	FOS07	<b>Address</b>	Graveyard north of Mildenhall Road, east of Isleham Road
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**Description**

This is a graveyard on a flat area with a number of different types of tree around the southern and western boundary and through the middle of the area. The western and southern boundaries are marked by iron railings and hedgerow facing onto the pavements on Mildenhall Road and Isleham Road. The northern and eastern boundaries are marked with low brick walls and flank walls of neighbouring dwellings.

**Status of area** It is in use as a graveyard.

**Proximity to the local community** It is within the Development envelope within a primarily residential area.

**Extensive tract of land** This area is approximately 0.4 hectares and is well enclosed and so is not considered to be an extensive tract of land.

**Demonstrably special to the local community**

**Beauty** The trees and the presence of grave stones give the area a degree of visual beauty, however the presence of residential dwellings somewhat dominates the views and diminishes its attractiveness.

**Historic significance** The area has been a graveyard for over 100 years and is located between St Peter and Mary Magdalene Church and a building that is rumoured to have been the old vicarage. Both of these buildings are listed and the graveyard is important for the setting of the latter Grade II listed building.

**Recreational value** Aside from visiting graves, the graveyard has little recreational offering.

**Tranquillity** As a graveyard with a number of mature trees there is a degree of tranquillity, however, the development to the east of the area and the noise from the neighbouring roads and the primary school do detract from this.

**Wildlife** The trees in the graveyard offer a habitat for wildlife.

**Recommendation**

This area satisfies the requirements for designation as a Local green Space and, whilst it is valuable to the community, there is very little or no risk for the use of the area as a graveyard to be changed. **It is therefore not recommended that this area be designated.**



Ref	FOS08	Address	Land rear of 98-124 Mildenhall Road
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**Description**

This area consists of a flat area of scrub land fronting Mildenhall Road and a larger, fairly flat arable field to the rear of properties along Mildenhall Road. The southern boundary of the area is marked in places by a hedgerow as are some of the other boundaries to the area. There are residential properties to the north and east of the area, a haulage yard and workshop to the west and open arable farm land to the south.

**Status of area** A planning application for up to 100 dwellings was refused on this area in 2017 and this is currently at appeal.

**Proximity to the local community** The area is adjacent to the Development Envelope with residential properties located on two boundaries.

**Extensive tract of land** This area is 3.8 hectares and is fairly well contained by its boundaries.

**Demonstrably special to the local community**

**Beauty** Much of the area is inaccessible to the public, however, the gap in the frontage to Mildenhall Road offers distance rural views and is the only remaining gap along the southern side of Mildenhall Road with such views.

**Historic significance** There is no specific known historic significance on this area.

**Recreational value** The area has no specific recreational value as it is not publicly accessible and is in agricultural use.

**Tranquillity** The area is not accessible to the public and so it is difficult to assess its tranquillity from the side of Mildenhall Road.

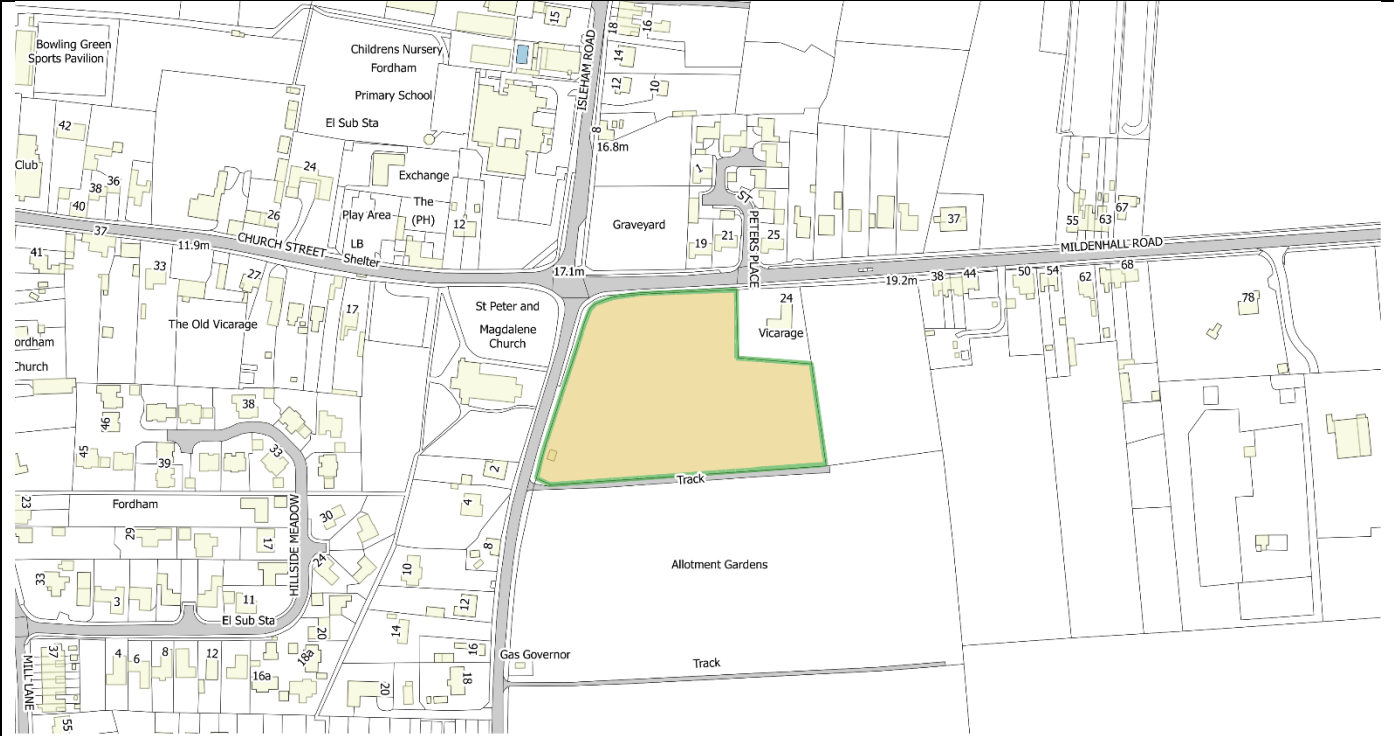
**Wildlife** There are few features on the area to offer a habitat for wildlife, but the grass on the area and areas of hedgerows at the boundaries provide a useful habitat.

**Recommendation**

This area satisfies a number of criteria for Local Green Space designation, but, despite its value for the rural views through the area, it is not considered to be demonstrably special to the local community to the extent that it could be reasonably designated as a Local Green Space. Loss of this area would remove the final distance rural view available from a public area to the south from Mildenhall Road, and this is important for local character. Furthermore, with the other planning permissions on sites to the north of Mildenhall Road, this area offers the final rural view along this stretch of Mildenhall Road. Whilst this area clearly has some local community value, and the current appeal means there is a threat to this area, on balance **it is not recommended for designation** as a Local Green Space and it is considered that the protection offered to this area by virtue of its 'countryside' location is sufficient.



Ref	FOS09	Address	Land south of Mildenhall Road and east of Collin's Hill
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**Description**

This area is an undulating field used for grazing. There are mature hedgerows and trees surrounding the area. There are residential dwellings to the north, east and south west of the area and the church lies to the west.

**Status of area** This is part of an area proposed as a residential site allocation in the Proposed Submission Local Plan.

**Proximity to the local community** The area is adjacent to the current Development Envelope and is within the Development Envelope in the Proposed Submission Local Plan and is near to a number of dwellings.

**Extensive tract of land** The area is approximately 1.2 hectares and is fairly self-contained and so is considered to not be an extensive tract of land.

**Demonstrably special to the local community**

**Beauty** The area has a significant drop in level at the western end and there are a number of mature trees and hedgerows around the area which provide visual interest. In its current state it is a little untidy, but this could be improved.

**Historic significance** The land is next to the Fordham Conservation Area and the Grade I Listed St Peter and Mary Magdalene Church and it is important for the setting of these heritage assets.

**Recreational value** With no public access to the area it is of very limited recreational value.

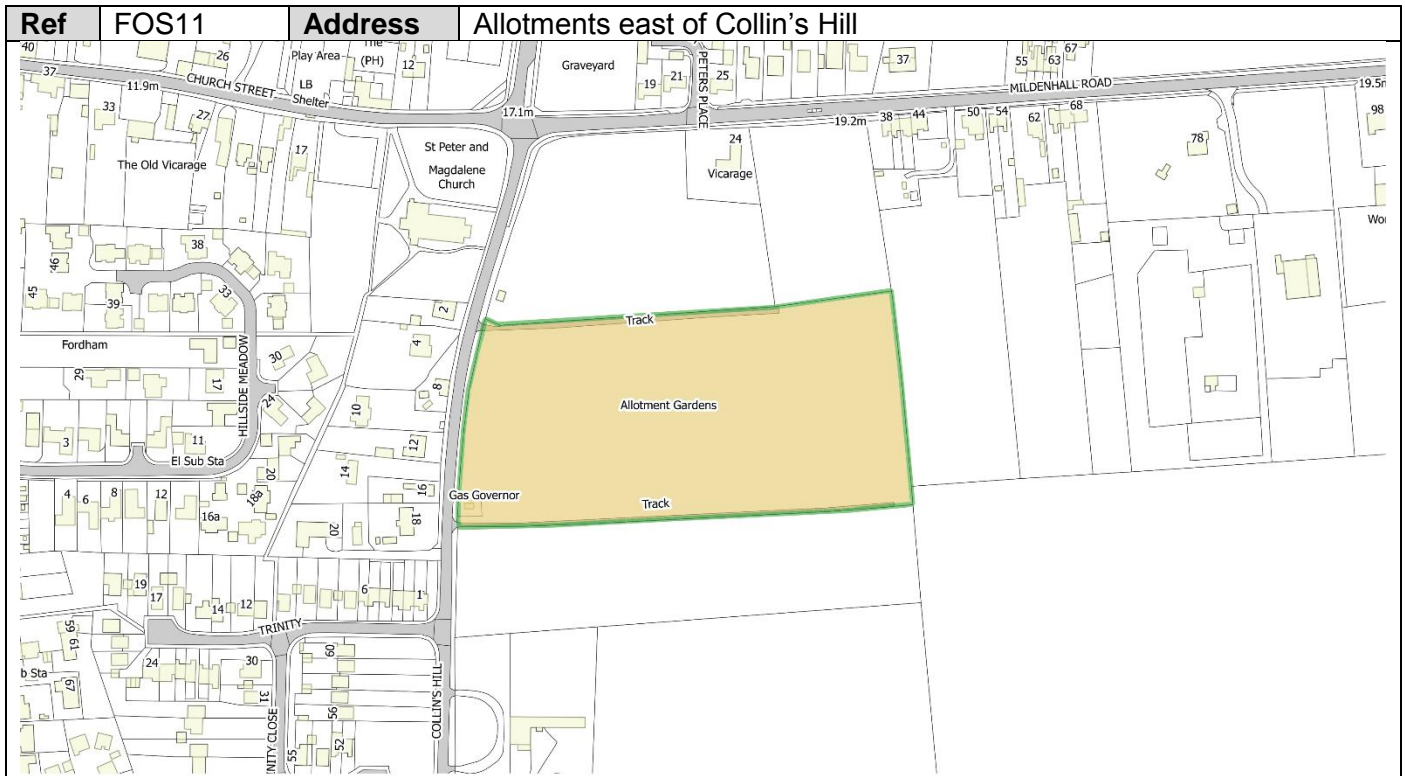
**Tranquillity** The screening between the area and the neighbouring roads provides a good degree of protection from road noise. There are a number of houses clearly visible to the north of the area which have an urbanising effect.

**Wildlife** The mature flora on the land provides habitats for a number of species.

**Recommendation**

It is considered that, despite the absence of public access to this area, it does satisfy the requirements for designation as Local Green Space. However, it is within an area that is proposed for allocation for residential development in the Proposed Submission Local Plan and the plan stipulates that much of this part of the site will be for public open space. This area has an important role for the setting of the conservation area and the church and its value will likely increase with the development of the eastern parts of the area making this area more publicly accessible. However, given that a clear boundary for where the public open space is yet to be defined it is not appropriate for Local Green Space designation at this time and therefore **it is not recommended for designation** as a Local Green Space.

Ref	FOS10	Address	St Peter and Mary Magdalene Churchyard
<b>Description</b>			
<p>This area is fairly flat and is the churchyard and car park for St Peter and Mary Magdalene Church. There are a large number of mature trees in the area surrounding the church. There are houses to the south and west and a pub and school to the north, with fields to the east.</p>			
<b>Status of area</b>	It is in use as a car park and grave yard.		
<b>Proximity to the local community</b>	It is within the Development Envelope within a primarily residential area.		
<b>Extensive tract of land</b>	This area is approximately 1 hectare in size and is self-contained and as such it is not considered to be an extensive tract of land.		
<b>Demonstrably special to the local community</b>			
<b>Beauty</b>	The church, the graveyard and the mature trees on the area make for a visually appealing area with much visual interest.		
<b>Historic significance</b>	The area is vital for the setting of the Grade I Listed church and it has been in this use for centuries.		
<b>Recreational value</b>	The church is an important part of the community and many residents frequent the church. As such, the churchyard provides some recreational benefit.		
<b>Tranquillity</b>	The churchyard is a tranquil place, suitable for quiet reflection. Whilst there is some road noise from Church Street and Collin's Hill, the historic setting provides an air of tranquillity.		
<b>Wildlife</b>	The mature trees provide habitats for a range of wildlife.		
<b>Recommendation</b>			
<p>This area meets the requirements for designation as a Local Green Space and the churchyard is very much valued by the community. However, there is very little or no threat to the space given its current use, the role it plays for the setting of the Grade I Listed church, and as it is owned by the Church Commissioners / Dioceses. As such <b>it is not recommended that this area is designated.</b></p>			



Description	
This is a flat area used for allotments with hedgerows and hedgerow trees marking its boundaries. There are fields to the north, east and south and there are residential dwellings to the west.	
<b>Status of area</b>	The land is in use as an allotment.
<b>Proximity to the local community</b>	The area is immediately adjacent to the Development Envelope and is near to a number of dwellings.
<b>Extensive tract of land</b>	This area is approximately 2.7 hectares in size and is self-contained and so is not considered to be an extensive tract of land.
Demonstrably special to the local community	
<b>Beauty</b>	The area has a number of temporary structures such as sheds, water butts, railings and other storage structures and there are few features of interest meaning that it is not of particular beauty.
<b>Historic significance</b>	The northern part of this area has been used for allotments for over a century with the southern part being added at a later date. Aside from this long standing use, there is no known specific historic significance on the area. The area is adjacent to the Listed St Peter and Mary Magdalene Church and the conservation area.
<b>Recreational value</b>	The area has recreational value for its allotment use.
<b>Tranquillity</b>	Whilst the temporary structures on the area have an urbanising effect and there is some road noise from the adjacent Collin's Hill, allotments provide their users with some tranquillity.
<b>Wildlife</b>	The hedgerows and trees and the allotments will provide some habitat for wildlife.
Recommendation	
This area provides a valuable area for community recreation at the edge of the village. It meets the criteria required for designation as a Local Green Space and, whilst there is a degree of protection offered to allotments, <b>it is recommended that it is designated as a Local green Space.</b>	

Ref	FOS12	Address	Land between Trinity Close and Collin's Hill
<b>Description</b>			
<p>This is a fairly flat area laid to grass with a number of trees across it. It was introduced as some open space associated with the Trinity Close development. It is bound by dwellings to the west, north and south, and Collin's Hill to the east.</p>			
<b>Status of area</b>	In use as informal open space.		
<b>Proximity to the local community</b>	It forms part of a small residential estate within the Development Envelope and so is considered to be in proximity to the local community.		
<b>Extensive tract of land</b>	The area is approximately 0.4 hectares in size and so is not considered to be an extensive tract of land.		
<b>Demonstrably special to the local community</b>			
<b>Beauty</b>	The area is visually attractive with the trees providing visual interest and acting as a buffer with the development on Trinity Close.		
<b>Historic significance</b>	There is no known specific historic significance on this area, but it was introduced as part of the planned development of Trinity Close.		
<b>Recreational value</b>	The area has recreational value to the immediate neighbours and is used for dog walking.		
<b>Tranquillity</b>	The area provides an important buffer between Collin's Hill and Trinity Close, but with the presence of houses and the proximity to traffic on Collin's Hill it is not considered to be tranquil.		
<b>Wildlife</b>	The trees provide a habitat for wildlife.		
<b>Recommendation</b>			
<p>This area provides a valuable informal open space at the edge of the village. It meets the criteria required for designation as a Local Green Space and, whilst there are no known threats to the area, <b>it is recommended that it is designated as a Local green Space.</b></p>			



Ref	FOS13	Address	Market Field, Collin's Hill
<b>Description</b>			
<p>This area is a large open field which is used for car boot sales from spring to autumn. It is fairly flat and has hedgerows at its boundaries with some open boundaries to neighbouring fields. It adjoins a residential area in the north and there are fields to the south, west and east.</p>			
<b>Status of area</b>	The area is used for car boot sales.		
<b>Proximity to the local community</b>	It is adjacent to the Development Envelope, bordering a residential area in the north.		
<b>Extensive tract of land</b>	The area is approximately 12.7 hectares and, although it is fairly well contained it is considered to be an extensive tract of land.		
<b>Demonstrably special to the local community</b>			
<b>Beauty</b>	There are some open, distance views across the area with trees and woodlands, and some undulation providing visual interest.		
<b>Historic significance</b>	There is no known specific historic significance at this area. There are some Grade II Listed Buildings to the west of the area.		
<b>Recreational value</b>	The area is not usually open to the public, except for when a car boot is being held. There are public rights of way along the western, northern and eastern boundaries.		
<b>Tranquillity</b>	With the exception of the days on which the car boots are held, the area is fairly tranquil with limited urbanising features visible to the north		
<b>Wildlife</b>	The hedgerows around the area will provide habitats for wildlife.		
<b>Recommendation</b>			
<p>Whilst this area has importance for the community in the car boot sales that are held and with its proximity to public rights of way, it is an extensive tract of land. The area was not promoted for development in recent calls for sites by the district council and so there is no known immediate threat. On balance <b>it is not recommended for designation</b> as a Local Green Space and it is considered that the protection offered to this area by virtue of its 'countryside' location is sufficient.</p>			

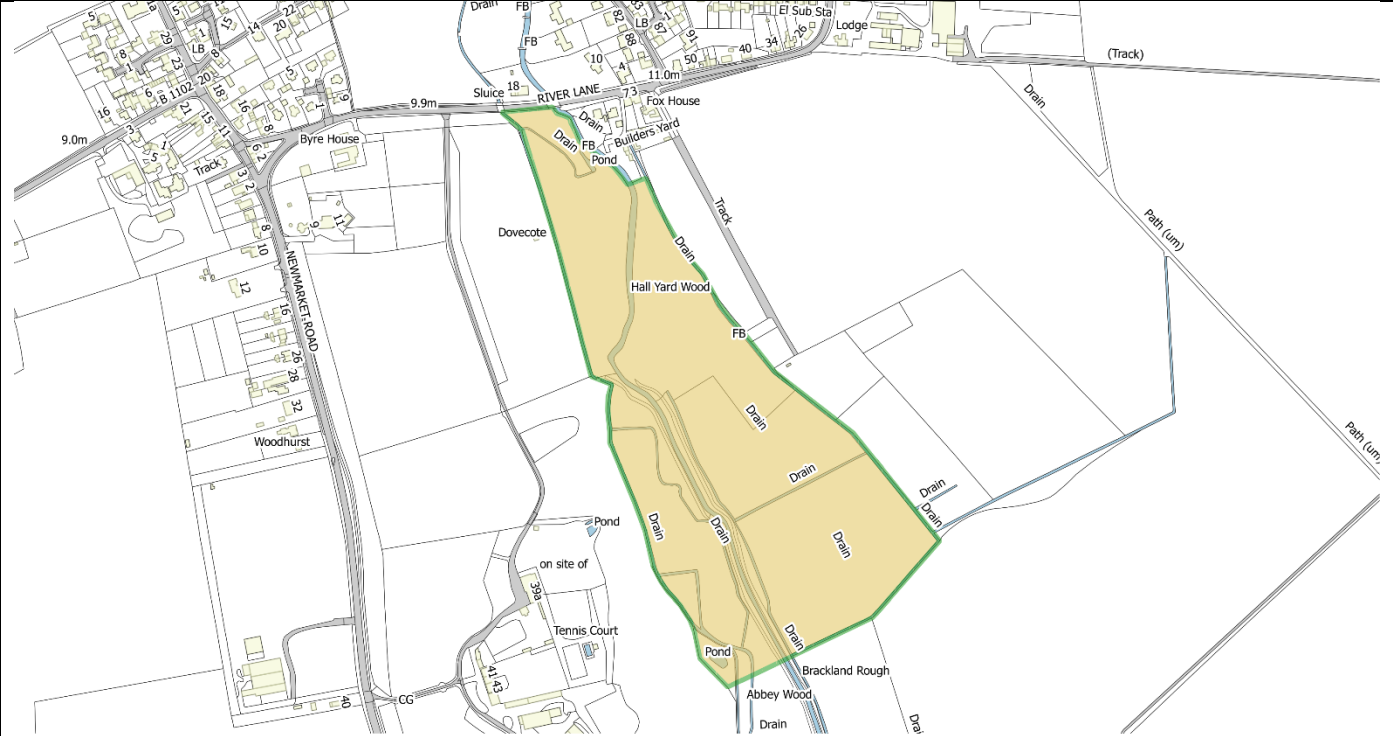


<b>Ref</b>	FOS14	<b>Address</b>	Land south of River Lane
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<b>Description</b>	
This is a small field used for grazing. To the north of the area is a builders yard with permission for residential development and some other dwellings. It is bound to the west by woodland and to the east by a tree-lined public right of way which leads to the Fordham Woods Nature Reserve and Brackland Rough SSSI.	
<b>Status of area</b>	The land is used for grazing.
<b>Proximity to the local community</b>	The field adjoins the Development Envelope and some dwellings and so can be considered to be in proximity to the community.
<b>Extensive tract of land</b>	The field is approximately 0.9 hectares in size and is well contained by surrounding trees and so it is not considered to be an extensive tract of land.
<b>Demonstrably special to the local community</b>	
<b>Beauty</b>	The only views of the area are glimpses from the right of way to the east. Whilst it is pleasant enough it is not considered to be beautiful or to have any significant visual value over other areas.
<b>Historic significance</b>	There is no known specific historic significance on the area, but it is near to two listed buildings in the north.
<b>Recreational value</b>	The field is not accessible to the public and so offers little recreational value.
<b>Tranquillity</b>	The dwellings to the north are somewhat urbanising, but the field does provide somewhat of a tranquil feel away from the built village and roads. This tranquillity is limited given the lack of access to the field.
<b>Wildlife</b>	The surrounding trees and the drain at the western boundary provide a valuable habitat for wildlife and the woodland to the west is also a designated SSSI.
<b>Recommendation</b>	
Whilst this field can be seen to satisfy the requirements for Local Green Space designation its value to the local community is limited. There is no known threat to the area from development and the immediate proximity to the SSSI affords it some protection. On balance <b>it is not recommended for designation</b> as a Local Green Space and it is considered that the protection offered to this area by virtue of its 'countryside' location is sufficient.	

<b>Ref</b>	FOS15	<b>Address</b>	Fordham Wood, south of River Lane
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**Description**

This is an area of woodland and some wet woodland through which the River Snail flows. Much of the area is a nature reserve and is designated as a SSSI. There are fields to the east, woodland and fields to the south, parkland associated with Fordham Abbey to the east and dwellings and more woodland to the north.

**Status of area** Much of the area is designated SSSI and is managed by Bedfordshire, Cambridgeshire and Northamptonshire Wildlife Trust. The remaining areas are part of the Fordham Abbey estate to the west of the river.

**Proximity to the local community** The area is adjacent to the Development Envelope and it adjoins residential areas.

**Extensive tract of land** The area is approximately 11.6 hectares and whilst it is contained by neighbouring fields to the east and west, woodland to the south means there is not a strong boundary there.

**Demonstrably special to the local community**

**Beauty** The area is attractive when viewed from River Lane in the north and there are distance views of the woodland that are attractive from the outside. The wet woodland, for which the SSSI designation exists, offers interesting views from within.

**Historic significance** Wood from the woodland has been used by the local community for many centuries and so has played an important role for Fordham. It is adjacent to listed buildings in the north and the west and is important for their setting.

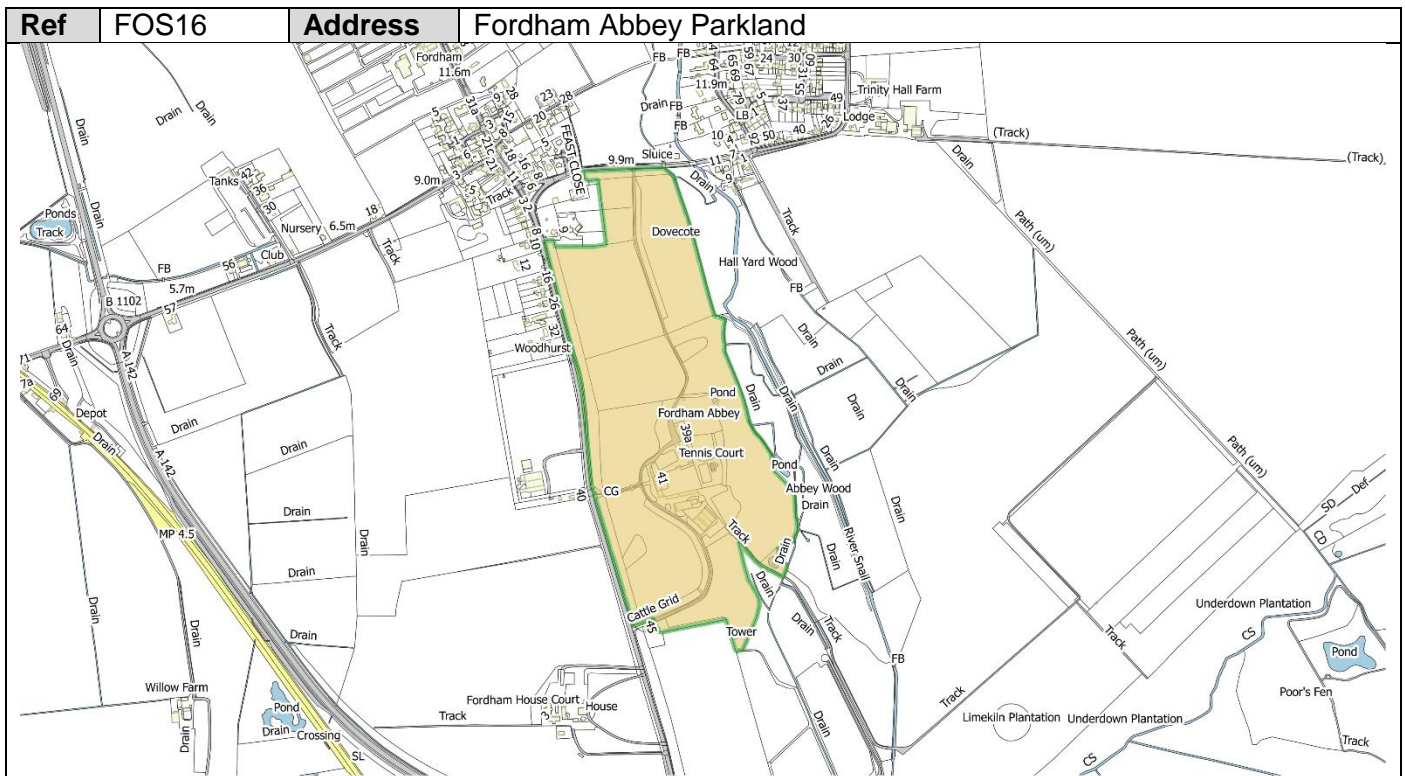
**Recreational value** The woodland walk through the nature reserve provides a pleasant circular walk through a rare wet woodland.

**Tranquillity** Within the woodland it is very tranquil. Whilst the signage and boards laid down to allow navigation of the nature reserve are somewhat urbanising, there is no noise from outside.

**Wildlife** The area offers a valuable habitat for wildlife and there are protected species within.

**Recommendation**

Whilst this area satisfies a number of criteria for Local green Space designation it is an extensive tract of land and so is not suitable for this designation. The SSSI designation on the area, the proximity and importance to the neighbouring listed buildings, and the designation as ‘countryside’ in the Local Plan provide substantial protection to the area and as such **it is not recommended that this area is designated.**



**Description**

This area is the parkland associated with Fordham Abbey. It is a fairly flat area, mainly laid to grass, containing parkland trees across the area, with some tracks, driveways and structures also associated with the Abbey. It is bound by Newmarket Road to the west, woodland to the east, River Lane and some dwellings to the north, and woodland and fields to the south.

**Status of area** The area is in use associated with the Abbey which is becoming a sake brewery.

**Proximity to the local community** The area is adjoining the Development Envelope and some residential dwellings.

**Extensive tract of land** The area is approximately 26 hectares in size and, whilst it is well contained, it is considered to be an extensive tract of land.

**Demonstrably special to the local community**

**Beauty** The parkland is a beautiful area with views of the abbey, the dovecote, and general parkland views offering a range of attractive and interesting views. Public access is limited to the area.

**Historic significance** The area has great historic significance with a number of Grade I and Grade II Listed Buildings within it and with the area being steeped in history associated with the abbey and, before it, the priory.

**Recreational value** There is limited public access to the area, with the exception of some events. When the sake brewery is completed it is anticipated that there will be some public access to the area.

**Tranquillity** Newmarket Road which runs along the western boundary of the area does result in some noise in the area and some of the buildings and structures in the area do result in urbanisation. However, the parkland and the historic buildings do offer occasion for tranquil reflection.

**Wildlife** The trees and grassy areas offer habitats for wildlife.

**Recommendation**

This area is very important for the community mainly because of its historic links with the abbey and priory. It is an extensive tract of land and so it is not suitable for designation as a Local Green Space. Whilst other forms of designation may be suitable, given its limited public access and the protection afforded to it through the presence of the listed buildings and it's designation as 'countryside' in the Local Plan, **it is not recommended that this area is designated.**

<b>Ref</b>	FOS17	<b>Address</b>	Townsend Wood
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**Description**

This is an area of woodland which is managed by the Woodland Trust containing many large and unusual trees. It is accessed on foot from New Path to the south and it is bound by housing to the west, north and east.

**Status of area** The area is a managed woodland.

**Proximity to the local community** The woodland is surrounded by residential development and is within the Development Envelope.

**Extensive tract of land** The woodland is approximately 1.5 hectares in size and is well contained by surrounding development, it is therefore not considered to be an extensive tract of land.

**Demonstrably special to the local community**

**Beauty** The woodland is an attractive area with a range of species of trees making it visually interesting. It includes wide, sunny paths and small glades and there is an extensive canopy and numerous shrubs.

**Historic significance** It was previously the ornamental and nursery garden of Charles Townsend, the famous nurseryman and seed merchant, who lived in the neighbouring house, previously called 'Shrublands'. The woodland is thought to have served as a showpiece garden for the nursery. It was taken over by Economic Forestry Group in 1967.

**Recreational value** The woodland is publicly accessible and so offers an important outdoor recreational facility for the community as a unique offer for Fordham.

**Tranquillity** Whilst there are glimpses of the surrounding residential properties, the woodland offers a chance to escape from the surrounding built up area and is suitable for quiet reflection.

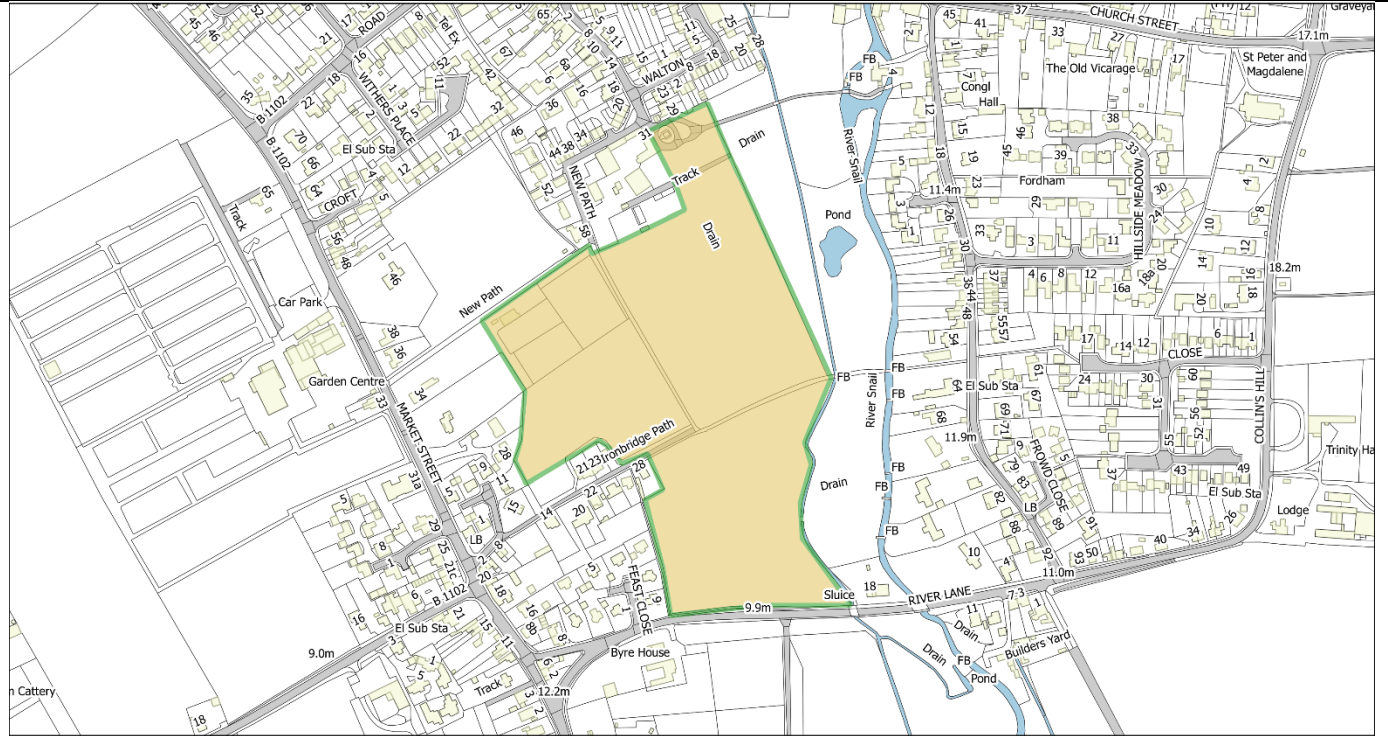
**Wildlife** The woodland provides a varied and valuable habitat and it is home to a number of rare and exotic non-native species.

**Recommendation**

Townsend Wood is a unique attribute for Fordham with close links to its past. Whilst it is managed by the Woodland Trust and therefore there is little risk to the woodland, it meets the requirements for Local Green Space designation and it is of significant importance to the community. **It is therefore recommended that Townsend Wood is designation as Local green Space.**



Ref	FOS18	Address	Fields between River Lane and New Path
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**Description**

This area contains a number of fields, the western part of the area is used for paddocks and the eastern parts are used for arable farming. There are a number of public rights of way crossing the area. There is a woodland to the north west and along the eastern boundary and there are houses to the west and north and some industrial buildings also to the north.

**Status of area** A small area at the west of the area has had planning applications for refused for residential development.

**Proximity to the local community** The area adjoins the Development Envelope and is in proximity to residential areas and the village centre.

**Extensive tract of land** The area as a whole measure approximately 7.2 hectares and, whilst it is well contained it is considered that this is an extensive tract of land.

**Demonstrably special to the local community**

**Beauty** Views across this area are contained by the surrounding woods and properties, but there is visual interest in most directions making it a pleasant area to traverse.

**Historic significance** There is no known specific historic interest on this area but the footpaths have existed for longer than a century, historically likely linking the village with the abbey and priory. There is a listed building to the north of the area.

**Recreational value** This area has significant recreational value for walkers in the village with it being one of the few areas that is well linked by footpaths and providing for circular routes. The footpaths are also made up to make them accessible in all weather.

**Tranquillity** Whilst surrounding residential areas are visible in many directions, resulting in visual intrusion from urbanity, it is a tranquil space, away from the surrounding roads and offering some accessible open space for quiet reflection.

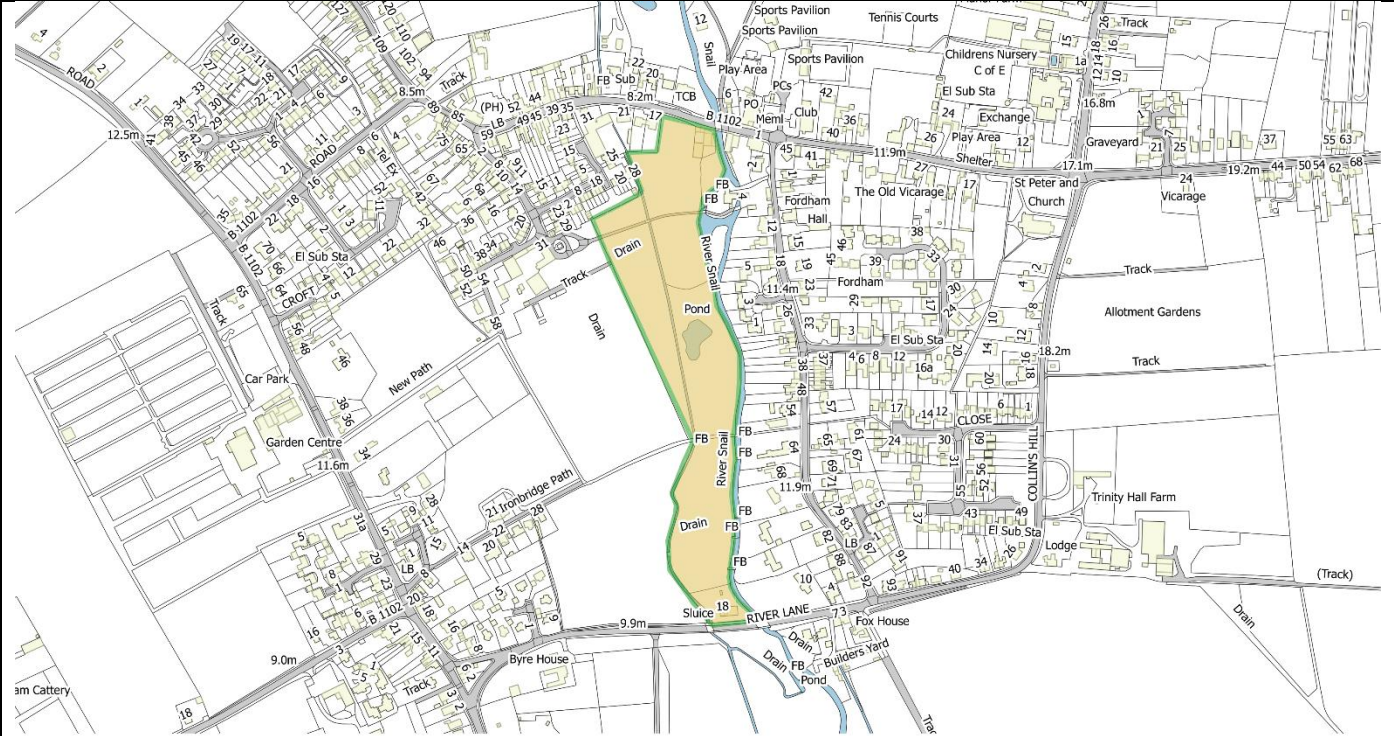
**Wildlife** There are mature hedgerows across the area and some trees all of which offer a valuable habitat, with the hedgerows in particular offering an important green links between surrounding woodland.

**Recommendation**

This area is too large to be suitable for a Local Green Space designation, however it is one of the most valuable open areas in Fordham, mainly for recreational purposes, but also to connect nearby wooded areas for wildlife. **It is therefore recommended that, through the neighbourhood plan, consideration is given to preserving this area including the openness of this area, the availability of footpaths and presence of hedgerows.** This should exclude areas with planning permission at the west of the area.



Ref	FOS19	Address	Woodland between Carter Street and River Lane
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**Description**

This is an area of woodland and some glades bordering the River Snail as it makes its way through the village. It includes a dwelling at the southern end of the area and some workshop buildings at the northern end. Ironbridge Path, a public right of way, crosses the area from west to east. It is bordered by the River on its eastern boundary with houses and gardens beyond. To the west are open arable fields and an industrial site with some industrial buildings and open storage.

**Status of area** This is a wooded area in private ownership.

**Proximity to the local community** The area adjoins the Development Envelope and residential areas.

**Extensive tract of land** The area is approximately 4.2 hectares in size and is fairly well contained by definition with surrounding uses and area types.

**Demonstrably special to the local community**

**Beauty** The area is a mature woodland and is attractive when viewed from surrounding areas, including the nearby footpaths, from Carter Street to the north and as a backdrop to dwellings on Mill Lane and Carter Street which includes a number of listed buildings within the Fordham Conservation Area.

**Historic significance** The area has historically been used for industry in Fordham. It borders the conservation area as well as a number of listed buildings. It has historically been referenced as Mill Meadow, suggesting its close ties to the neighbouring mill.

**Recreational value** There is little public access to the area with the Ironbridge Path being the only accessible route. It does offer recreational value from its appearance when viewed from nearby publicly accessible areas.

**Tranquillity** Whilst there is visible urban features from surrounding buildings much of the area is an urban oasis dominated by nature.

**Wildlife** This area is important for wildlife offering a substantial habitat for a variety of fauna and connecting nearby areas along the River Snail.

**Recommendation**

Whilst this area is demonstrably important to the community and it is considered to satisfy the criteria for Local Green Space designation, given the limited accessibility, it is not considered to be appropriate for Local Green Space designation. However, **it is recommended that, through the neighbourhood plan, consideration is given to preserving this area, in particular for its value in the River Snail corridor and for its contribution to the recreational enjoyment of the wider area.**

Ref	FOS20	Address	Congregational Church graveyard
<b>Description</b>			
<p>This is a graveyard for the congregational church. The area rises up slightly to the east with the village hall located at the eastern end of the area. The congregational church is located to the north of the graveyard and residential dwellings are to the south and west.</p>			
<b>Status of area</b>	In use as a graveyard.		
<b>Proximity to the local community</b>	The area is surrounded by primarily residential areas within the Development Envelope.		
<b>Extensive tract of land</b>	The graveyard is a small area of approximately 0.03 hectares bound by buildings and so is not considered to be an extensive tract of land.		
<b>Demonstrably special to the local community</b>			
<b>Beauty</b>	The graveyard, combined with the surrounding historic ecclesiastic and residential buildings with views up to St Peter and Mary Magdalene Church, is attractive and visually interesting.		
<b>Historic significance</b>	The congregational church was built in the early 19 <sup>th</sup> Century and it, along with its associated Sunday school (now the hall) are listed as is the neighbouring house to the south and it is within the conservation area.		
<b>Recreational value</b>	The graveyard is accessible to the public but, given its use and that there are no benches, it is of limited recreational value.		
<b>Tranquillity</b>	As a graveyard there is an element of tranquillity to the area and the historic buildings neighbouring it enhance it. However, as there is no seating opportunities for quiet reflection are somewhat limited.		
<b>Wildlife</b>	There is limited value for wildlife on the area.		
<b>Recommendation</b>			
<p>This graveyard is important for its use and also for the setting of the listed buildings and it meets the requirements for designation as Local Green Space. However, given the constraints on the area resulting from its use and it being vital to the listed buildings there is very little or no threat to it. As such <b>it is recommended that this area is not designated.</b></p>			