

# LOCAL GREEN SPACE DESIGNATION

## A TOOLKIT FOR COMMUNITIES PREPARING NEIGHBOURHOOD PLANS

### Step 2: Complete checklist

If it seems that the candidate site may meet the designation criteria, complete the designation checklist below (and provide all the relevant evidence). The checklist should be completed for each candidate site.

1	General Information
1.1	<p>Name and address of site  <i>Some sites have several names and all known names should be given</i></p> <p>Paddocks between Cross Lane and New Road, Burton Lazars</p>
1.2	<p>Site location plan  <i>The plan can be at any scale, but must show the location and boundaries of the site.</i>  <i>Please indicate the scale.</i></p>

The map shows a green-shaded area representing the candidate site for Local Green Space designation. The site is located between Cross Lane and New Road in Burton Lazars. The map includes labels for various properties and landmarks, such as 'Alpine Cottages', 'Kapella', 'The Old School', 'The Grange', 'Meadow Cottage', 'Lynne Cottage', 'Thatch Cottage', 'Grange Mews', 'The Old Hall', 'The Drift House', 'The Rowans', 'The Elms', 'Ashdown', 'The Orchard', 'The Windrows', 'The Ryelands', 'Foxhill', 'Yonder', 'Avoca', 'Lynton', 'Closeburn', 'Four Winds', 'Far Fields', and 'Meadow Cottage'. A scale bar indicates 0, 10, 20, 30, and 40 meters. The map is titled 'Local Green Space' and 'Burton and Dalby'. The author is listed as 'ParishOnline' and the date is '22/12/2021'. A copyright notice at the bottom left reads '© Crown copyright and database right. All rights reserved (100057063) 2021'.

1.3	Organisation or individual proposing site for designation <i>This will normally be a Town or Parish Council or a recognised community group</i>
	Burton & Dalby Parish Council
1.4	Ownership of site if known <i>Information on land ownership can be obtained from the Land Registry. Some land parcels are not registered however local people may know the owner.</i>
	JGP Properties Ltd
1.5	Is the owner of the site aware of the potential designation?
	Unknown
1.6	Does the owner support the designation? <i>Sites may be designated as Local Green Spaces, even if there are objections from the site owners</i>
	Unknown
1.7	Photographs of site
1.8	Community served by the potential Local Green Space <i>i.e. does the site serve the whole village/town or a particular geographic area or group of people?</i>
	Whole Village and regular walkers from the nearby town of Melton Mowbray.
<b>2</b>	<b>Planning History</b>
2.1	Is there currently a planning application for this site? If planning permission has been permitted could part of the overall site still be used as a Green Open Space?
	Yes. 21/00834/FUL. This is only for the replacement of an existing dwelling already on the site, however it has attracted significant objection from Villagers, who are against any changes that risk the character of these important open spaces.
2.2	Is the site allocated for development in the Local Plan? If allocated, could part of the overall site still be used as a Green Open Space?
	No. Burton Lazars is identified in the Local plan as a Rural Settlement with no allocation. It is not served by any sustainable infrastructure and services, there is no proven local need for housing and future residents are likely to depend highly on the use of the car.
<b>3</b>	<b>Size, scale and "local nature" of proposed Local Green Space</b>
3.1	Area of proposed site <i>It is unlikely that a site of over 20ha (50 acres) would be considered suitable for designation.</i>
	15012.6100 m2
3.2	Is the site an "extensive tract of land"? <i>(Extensive tracts of land cannot be designated as Local Green Space) e.g. how large is it in comparison to other fields; groups of fields; areas of land in the vicinity etc.? Does the site "feel" extensive or more local in scale?</i>
	No.

3.3	<p>Is the proposed site “local in character”?  <i>e.g. does the site feel as though it is part of the local area? And why? How does it connect physically, visually and socially to the local area? What is your evidence?</i></p>
	<p>Areas 9 is a small scale pastures behind building plots which have been identified in our Neighbourhood Plan Landscape Appraisal (undertaken by Alison Farmer) as important features in Burton Lazars, giving rise to a loose and organic character to development. An extract from this appraisal confirms:</p> <p><i>“In the late 19th century small scale orchards were associated with the fringes of the settlement. During the 20th century housing development has infilled the gaps between older farms and along the lanes which connect them and has extended development onto the northern slopes of the ridge along Cross Lane. However, the small scale pastures which extended from the dwellings along New Road still remain, forming small pastures and back plots in the heart of the village which can be glimpsed between the buildings.”</i></p>
<b>4</b>	<b>Need for Local Green Space</b>
4.1	<p>Is there a need for a local green space in this location?  <i>e.g. is there a shortage of accessible greenspace in the area? Is there a village needs survey or parish plan that provides evidence of that need. Further information – Natural England (Accessible Natural Greenspace Standard)</i></p>
	<p>Yes. There is a shortage of accessible open green space in the Village. In a 2020 Questionnaire Survey undertaken to inform the Neighbourhood Plan, protecting open green spaces in the Village was identified as the second highest priority, with area 9 specifically identified.</p> <p>Area 9 is an important open green spaces in the Village which is used and enjoyed by villagers. The land is home to a variety of wildlife and the whole open space is used to stable horses by a villager. The open space is enjoyed daily by villagers who use the public footpath which runs through the middle of the areas to get from one side of the Village to the other, view the local wildlife and the simply pleasant setting of the Village.</p> <p>It is also used by the children in the Village as a safe area for sledging in the Winter.</p>
<b>5</b>	<b>Evidence to show that “the green space is in reasonably close proximity to the community it serves”</b>
5.1	<p>How far is the site from the community it serves? Is the site within 2km of the local community?  <i>Possible evidence – a map to show that distance</i></p>
	<p>Yes. These areas are in the heart of and between the two main roads (New Road &amp; Cross Lane) in the Village (see map in 1.2).</p>
5.2	<p>Are there any barriers to the local community accessing the site from their homes?  <i>e.g. railway line; main road</i>  <i>Possible evidence – a map to show any potential barriers and how those can be overcome.</i></p>
	<p>No. There is a public footpath which runs through the middle of the area to get from one side of the Village to the other, view the local wildlife and the simply pleasant setting of the Village</p>

<b>6</b>	<b>Evidence to show that the green area is “demonstrably special to a local community”</b>
6.1	Evidence of support from Parish or Town Council <i>e.g. letter of support; Council minutes</i>
	The site was included in the Pre-Submission Draft Neighbourhood Plan
6.2	Evidence of support from other local community groups or individuals. <i>e.g. letters of support; petitions; surveys etc.</i>
6.3	Evidence of support from community leaders <i>e.g. letters of support from Ward Members; County Councillors; MP etc.</i>
6.4	Evidence of support from other groups <i>e.g. letters of support from organisations such as Campaign to Protect Rural England; local amenity societies; local schools etc.</i>
	In our 2020 Questionnaire Survey 78.72%of respondents supported the designation of paddocks between Cross Lane and New Road as a Local Green Space.
<b>7</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)</b>
7.1	Is this criteria relevant to this site?
	Yes.
7.2	Describe why the community feels that the site has a particular local significance for its beauty.
	Even through this area is in the heart of the Village, its location makes it one of the most tranquil areas in the Village. The landscape and huge variety of wildlife make them one of the most beautiful places to walk or just stop and enjoy.
7.3	Site visibility <i>e.g. is it easy to see the site from a public place? Are there long-distance views of the site? Are there views of the site from any key locations?</i>
	The open space is enjoyed daily by villagers who use the public footpath which runs through the middle of the areas to get from one side of the Village to the other.
7.4	Is the site covered by any landscape or similar designations? <i>e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area</i> <i>Further information –Natural England</i>
	No.
7.5	Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents? <i>Further information –Natural England</i>

	<p><b>Yes.</b> Area 9 is one of a number of small scale pastures behind building plots which have been identified in our Neighbourhood Plan Landscape Appraisal (undertaken by Alison Farmer) as important features in Burton Lazars, giving rise to a loose and organic character to development. An extract from this appraisal confirms:</p> <p><i>"In the late 19th century small scale orchards were associated with the fringes of the settlement. During the 20th century housing development has infilled the gaps between older farms and along the lanes which connect them and has extended development onto the northern slopes of the ridge along Cross Lane. However, the small scale pastures which extended from the dwellings along New Road still remain, forming small pastures and back plots in the heart of the village which can be glimpsed between the buildings."</i></p>
7.6	<p>Does the site contribute to the setting of a historic building or other special feature?</p> <p>Yes. These small pasture areas form a backdrop to two of the oldest dwellings in the Village, namely The Old School House built by the Hartop's in 1835 and Lynn Cottage which is only predated by the Church.</p> <p>Lynn Cottage is a locally important heritage asset recorded in the county Historic Environment Record (HER Ref: MLE16312). It is thought to be the second oldest building in the village, after the C12 church, and has been identified for inclusion in Neighbourhood Plan Local Listing.</p> <p>These heritage assets are viewed regularly by villagers and walkers along the public right of way, which runs through the middle of these areas.</p>
7.7	<p>Is the site highlighted in literature or art? e.g. is the site mentioned in a well-known poem or shown in a famous painting?</p> <p>Unknown.</p>
<b>8</b>	<b>Evidence to show that the green area "holds a particular local significance for example because of its historic significance" (if applicable)</b>
8.1	<p>Is this criteria relevant to this site?</p> <p>Yes</p>
8.2	<p>Are there any historic buildings or remains on the site? e.g. listed buildings; scheduled ancient monuments; registered parks and gardens; war memorials; other historic remains or structures. Further information –English Heritage; local history society</p> <p>No, but there are two historic buildings whose settings form part of these open areas (see 7.6).</p>
8.3	<p>Are there any important historic landscape features on the site? e.g. old hedgerows; ancient trees; historic ponds or historic garden features Further information –English Heritage; local history society</p> <p>Yes. Ancient trees and hedgerows.</p>

8.4	<p>Did the site play an important role in the historic development of the village or town?  <i>e.g. the old site of the town railway station; the old garden for the manor house etc.</i></p>
	No.
8.5	<p>Did any important historic events take place on the site?</p>
	No
8.6	<p>Do any historic rituals take place on the site?  <i>e.g. well-dressing; maypole dancing etc.</i></p>
	No.
<b>9</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its recreational value (including as a playing field)”, (if applicable)</b>
9.1	<p>Is this criteria relevant to this site?</p>
	Yes
9.2	<p>Is the site used for playing sport?  <i>If so what sport? How long has it been used for sports provision? Is this sports provision free or is a club membership required?</i>  <i>Further information – Sport England</i></p>
	No
9.3	<p>Are the public able to physically access the site?  <i>e.g. are there any public rights of way across the site? Or adjacent to the site? Has access been allowed on a discretionary basis? Is there public access to the whole site or only part? Is there good disabled access to the site? (A site can still be designated even if there is no public access.)</i></p>
	Yes. A public right of way runs through the middle of these areas, allowing villagers and regular walkers access to view and enjoy all aspects of these areas.
9.4	<p>Is the site used by the local community for informal recreation? And since when?  <i>e.g. dog walking; sledging; ball games etc.</i></p>
	<p>Yes. Area 9 is an important open green space in the Village which is both used and enjoyed by villagers and other regular walkers from nearby Melton Mowbray. Dog walking along the public footpath which runs through the middle of the areas is a frequent daily activity and the whole open space is used to stable / ride horses by villagers.</p> <p>Due to the significant wildlife sighting available, the areas are regularly used by bird watchers in particular.</p> <p>The gentle fall from the North to South aspect of the land, combined with its distance from any roads makes it a favourite location for the children in the Village to use for sledging when snow falls.</p>
<b>10</b>	<b>Evidence to show that the green area “holds a particular local significance, for example because of its tranquillity” (if applicable)</b>
10.1	<p>Is this criteria relevant to this site?</p>

	Yes
10.2	Do you consider the site to be tranquil? <i>e.g. are there any roads or busy areas close by?</i>
	Yes. Burton Lazars is a generally quiet Village. These areas in particular are distant from any sources of noise pollution.
10.3	Is the site within a recognised tranquil area? <i>e.g. within the Campaign to Protect Rural England's tranquillity maps</i>
	No
<b>11</b>	<b>Evidence to show that the green area "holds a particular local significance, for example because of the richness of its wildlife"; (if applicable)</b>
11.	Is this criteria relevant to this site ?
	Yes
11.2	Is the site formally designated for its wildlife value? <i>e.g. as a site of special scientific interest; a key wildlife site etc Further information - Natural England</i>
	No
11.3	Are any important habitats or species found on the site? <i>e.g. habitats and species listed in the UK priority habitats and species lists or in Biodiversity Action Plans or protected species or on the red/amber lists of birds of conservation concern.</i> <i>Further information - Natural England; National Biodiversity Network; RSPB</i>
	These areas are home to a wide variety of wildlife including a long established, recorded Badger sett located in area 9. There is also evidence of Bat roosting and a nesting Barn Owl (see attached photos / videos). Dunnock, starling, wren, yellowhammer
11.4	What other wildlife of interest has been found on the site? <i>Further information - Natural England; National Biodiversity Network</i>
	A huge variety of general wildlife has been seen by villagers over time. This includes many species of birds including Brambling, Bullfinch, Corn Bunting, Cuckoo, Curlew, Dunnock, Fieldfare, Green Sandpiper, Grey Partridge, Herring Gull, Hobby, House Sparrow, Kingfisher, Lapwing, Linnet, Marsh Harrier, Marsh Tit, Merlin, Montagu's Harrier, Peregrine, Quail, Red Kite, Redstart, Red-throated Diver, Redwing, Reed Bunting, Ring Ouzel, Sand Martin, Skylark, Song Thrush, Starling, Tree Sparrow and Yellowhammer.  Other notable species includes Common Frog, Common Toad, Grass Snake, Great Crested Newt, Smooth Newt, Black Poplar, Bluebell, Cornflower, rabbits and foxes.
11.5	Is the site part of a long term study of wildlife by members of the local community? <i>e.g. long-term monitoring of breeding birds.</i>
	Yes. One of our Villagers is regularly monitoring and recording the activity of the badger Sett
<b>12</b>	<b>Evidence to show that the green area "holds a particular local significance, for any other reason"; (if applicable)</b>
12.	Is this criteria relevant to this site?

	No
12. 2	What are the other reasons why the site has a particular local significance for the local community?